

GALLAHER REALTY

M301 Scott, R

505 Spruce St.

+/- 1981 Sq. Ft. Adobe/Frame Home
0.32 Acres—100' X 142'
Paved Street access & Circular Drive



- **4 Bedrooms** Including Master Suite with Full Bath and Walk-in Closet
- **One Full and One 3/4 Bath**
- **Formal Living Room** with Wood Stove
- **Den/Office** with Oak Wood Floors & Knotty Pine walls
- **Dining Area/Room**
- **Large Upgraded Kitchen** with room for Breakfast Table
- Laundry Area
- Covered Back Porch
- Adobe Privacy Wall creates a charming Garden & Sitting Area
- Established Trees and Organic Garden
- Attached Carport

800 SF Adobe Shop/Studio
Partially finished and wired

**Any Sale will be subject to assuming
a 1 year lease, a First Right of
Refusal Agreement**

PRICE: \$93,500.00

GALLAHER REALTY
CONTACT PERSON: Beverley Gallaher

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UTILITY & TAX INFORMATION (+/-Average)	
Electric	\$50.00-\$60.00/Month
Propane	Unknown monthly cost (water heater only)
Village Water, Sewer & Trash	Approx. \$35.00/Month
Well - Depth - est. GPM	None
Septic	None
Association/Other Fees	None
Property Taxes (2005)	\$185.62

All measurements are approximate. Information is subject to change & should be verified by Buyer.