



# OLD WESTLAND REALTY

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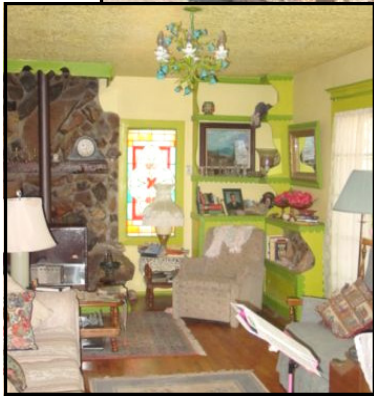
**Beverley Gallaher, Listing Broker. 575-854-2240 email: [bev@oldwestland.com](mailto:bev@oldwestland.com)**

MR-104NSpruce

## ONE-OF-A-KIND!



**Workshop—wired w/wood stove**



**3.195  
Acres**

**104 N. Spruce St.  
Magdalena  
+-2668 SF  
Rock/Frame Home**

- **3 Bedrooms & 2 Full Bathrooms**
- ***Master Suite w/Full Bath, Sitting room & Study/Office w/Fireplace.***
- ***Other Bedrooms have built-in closets and other interesting features.***

### **Kitchen & Dining**

- ***Combination Wood/Propane Cook Stove***
- ***Garbage Disposal & Dishwasher***
- ***Island Sink & Storage***
- ***Built-in breakfast table and benches***

### **Utility Room with Sink**

- ***Washer & Dryer + many storage cabinets***

### **Dining Room w/ Fireplace**

### **Formal Living Room & Den**

- **Stained Glass Window in Parlor**
- **Hardwood Floors**
- **Sunroom/Solarium**
- **Deck and front entry Porch**
- **Tranquil Setting within Village**
- **Landscaped**

**Established Trees: Spruce, Pine & More**

**MOTIVATED SELLER!**

**PRICE: \$194,500.00**

### **UTILITY & TAX INFORMATION (+/-Average)**

<b>Electric</b>	\$145.00 per month
<b>Propane</b>	\$120.00 per month
<b>Village:</b>	\$45.00 per month
Water, Sewer & Trash	\$120.00 Summer (Garden)
<b>Well/Septic</b>	None (Village System)
<b>Association/Other Fees</b>	None
<b>Property Taxes</b>	\$277.13 (2007)

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

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