



OLD WESTLAND REALTY

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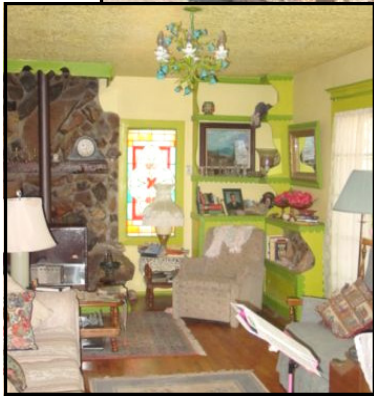
Beverley Gallaher, Listing Broker. 575-854-2240 email: bev@oldwestland.com

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)

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

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

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