



Gallaher Realty

CHARMING ADOBE

R-101 Cedar Rau

Gallaher Realty

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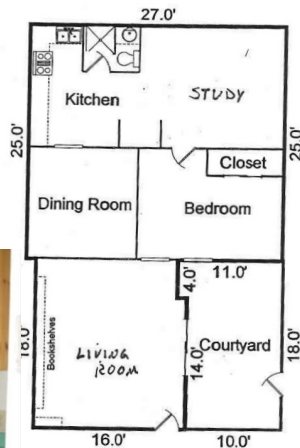
Listing Broker:

Beverley Gallaher

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**101 Cedar St.
Magdalena
Split-level
Living Area
959 SF**



Lower Level includes:

- Living room with Saltillo Tiles & freestanding fireplace.
- Sliding glass doors from Living to a Private Walled Courtyard — 184 SF.

Upper level includes:

- **Pine Floors**
- Custom Kitchen with Pine Cabinetry
- Breakfast nook
- .75 Bathroom
- Study/office
- Bedroom

0.255 acre Fenced Yard

UTILITY & TAX INFORMATION (+/- Average)

Electric	\$35.00/ month
Propane	\$250/year (leases tank)
Heating	Propane ventless/Wood stove
Village Water, Sewer & Trash	+/- \$30.00/per mo. Depending on use
Association/Other Fees	None
Property Taxes	\$413.46 (2006)

PRICE: \$77,500.00

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

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