

# GALLAHER REALTY



R-304kelly

**304 Kelly Rd**  
**+/- 954 Sf. Adobe/Cinderblock**  
**0.32 Acres (2 - 50' X 142' Village lots)**

- **Bedroom with large Closet**
- **2 Bathrooms:**  
**Full & 1/2 Bath (Cherry Wood Cabinets)**
- **Study/Guest Bedroom**
- **Living room:**  
**Exposed Wood & Beam ceiling**  
**Carpeted**  
**ETS Electric Heater**
- **Kitchen:**  
**Custom Cherry Cabinets**  
**Breakfast nook**  
**Tile Floor**
- **Covered Front & Back Porches**
- **Attached Carport**
- **Multiple Storage Sheds**
- **Detached Root Cellar**
- **Fenced with Fruit and Shade trees**

***A Cozy Charmer!***

**PRICE: \$79,500.00**



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UTILITY & TAX INFORMATION (+/-Average)	
<b>Electric</b>	\$75-80 per month
<b>Propane</b>	\$100 per year (stove only)
<b>Village Water, Sewer &amp; Trash</b>	\$35.00/mo
<b>Association/Other Fees</b>	None
<b>Property Taxes</b>	\$59.91 (2006)

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