



OLD WESTLAND REALTY

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MLS # 644582

501 S. Ninth St., Magdalena

THE STEAL OF THE YEAR



1/2 Acre



1848 Sf.

Prairie Style Modular Home with siding exterior and shingle roof.

4 Bedroom, 1.75 bathroom

Lovely colorful Home with an **easy floor plan**, which includes a sunken living room, laundry room and den.

Master Bedroom has an **en-suite bathroom** with semi private shower and commode.

Open plan **dining room & kitchen** complete with pantry and breakfast bar. Dishwasher and stove included.

Dining room has sliding glass door which leads on a **covered patio** and a large **fenced back yard** with great mountain views.

Flooring—Carpet, Linoleum Tile and Laminate.

Forced Air heating system with supplemental wood heat and electric wall area heaters.

Fruit trees and outbuildings.

Front yard fenced with picket fencing and established grass.

UTILITY & TAX INFORMATION (+/-Average)

Electric (All Electric)	Unknown cost
Water/Sewer/Trash	Unknown cost
Septic	City Sewer
Association/Other Fees	None
Property Taxes (Approx)	\$400.00 (2007)

Seller offering 3% of Selling Price toward Buyers Closing Costs!

Call Beverley TODAY for a showing.

PRICE: \$109,900.00

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

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