



# OLD WESTLAND REALTY

Office: 575-854-2240 Fax: 575-854-2140  
Email: [info@oldwestland.com](mailto:info@oldwestland.com)

**Beverley Gallaher, Listing Broker. 505-401- 4754 email: [bev@oldwestland.com](mailto:bev@oldwestland.com)**

## 601 S. Main St., Magdalena



**HOME - 1061 SF.  
PORCHES -145 SF.**



**30' x 50'  
Shop**

Beautifully Customized Adobe Home.

Small frame addition includes a large laundry room and Office/Mudroom.

Interior arched wide doorways make for an easy flow between living areas.

Custom finished Pine wood & tiled floors add a warm ambiance.

**One/Two Bedroom:** Master Bedroom has a walk-in closet and 2nd bedroom has a exterior door and closet.

**Full Bathroom,** with his /hers sinks and plenty of storage space.

**Honey Hickory kitchen cabinets** are well placed and abundant with lazy susan's, built-in stove hood vent. Kitchen tile has inlayed design. Refrigerator and Gas Cook stove.

**Eat-in dining** area.

**30' x 50' STEEL FRAME & METAL BUILDING** - Insulated, cement floor, electric & water to building.

**2 Lots -50' x 142' each (0.33 Acres)**

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

Electric	\$50.00/month
Propane	1 -250 G. tank a year
Pellets	Under 1 ½ of Pellets
Water/Sewer/ Trash	\$34.00/month
Insurance	\$390.00
Property Taxes	\$178.06 (2007)

- Water Softening system
- Attic storage
- Back & front covered porches
- New Pro-panel roof
- Wall Heater & Pellet Stove F/P
- On-demand Water Heater

**PRICE: \$124,500.00**

MLS#

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

© 2008 Old Westland Realty 603 W. First St/P.O. Box 1082 , Magdalena NM 87825