

**1052 E. WHINNERY AVE.
FORT SUMNER, NM.**



FALLON-CORTESE LAND

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*1052 E. Whinnery Ave.
Fort Sumner, NM.*

Located in a nice quiet neighborhood on two lots, this very nice 3 bedroom, 1 ¾ bathrooms, 1440 sq. ft. home was built in 1980. The kitchen is galley type with all electric appliances and they all stay with the home, even the washer and dryer. There is a dining area, a breakfast bar, a nice size living room with gas fireplace and the utility room has shelves above washer/dryer for additional storage.

The bedrooms are nice size with nice size closets. The house is carpeted and has linoleum in the kitchen, the bathrooms and in the area in front of the laundry room. The bathrooms are spacious with plenty of cabinet space for towels and storage.

As you exit to the back yard there is a step down into a nice, carpeted, huge back porch with windows that open to enjoy the cool evenings here in New Mexico. It would also be a great area for an exercise room. On the west end of the back porch there is a covered patio area to enjoy cooking out or just for relaxing.

The home is central heat and air and the 2-car garage is insulated with two heating sources. The natural gas fireplace in the living room, vents out into the garage and it has a wall gas heater. The garage is plumbed with half inch metal pipe for an air compressor. A small room off the back of the house houses your air compressor. Energy efficient windows were install in 2012. Village Water and Sewer provides these services to the home.

In the back yard you will find 3 buildings, two for storage and one workshop with electricity and piped in air from your air compressor. The yard is fully fenced with chain link and is a nice size for pets. The home and property has been well taken care of.

Taxes for 2017 were \$487.23.

This is a really nice home and deserves taking-a-look at.

PRICE: \$79,500.00



Living Room with Fireplace



Kitchen and Breakfast Bar

Bedroom



Bedroom





Bedroom
3



Hallway



2nd Bath



Master bath



Closed in Back Porch



Covered
Patio

Room for air com-
pressor or for stor-
age



Work Shop with
air piped in
from air com-
pressor



Large back-
yard with
multiple out
buildings

