

# Brooks Galloway

Real Estate

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<b>Salesperson</b>	Brooks Galloway	<b>Phone:</b>	812-936-7301	<b>Type of property</b>	Residential	
<b>Listing Name</b>	PO477			<b>Total Rooms</b>	8	
<b>Address</b>	2944 U.S. Hwy 150 W	<b>City</b>	Paoli	<b>Total Bedrooms</b>	3	
<b>County</b>	Orange	<b>Township</b>	Paoli Twp	<b>Total Baths</b>	2	
<b>Legal Description</b>	Lot #3 2.69 Acres+/-			<b>Price:</b>	<b>\$297,900</b>	
<b>Type of home</b>	Chalet				<b>1st Floor</b>	<b>2nd Floor</b>
<b>Age / Year</b>	2005			<b>Approx. Sq. Ft.</b>	2500 Total	
<b>Construction</b>	Frame & Masonry	<b>Disposal</b>	Included	<b>Foyer</b>	8'x5'	
<b>Basement/Crawl</b>	Slab	<b>Dishwasher</b>	Included	<b>Great Room</b>	34'6"x24'	
<b>Type Exterior</b>	Western Cedar	<b>Range</b>	None			
<b>Lot Size</b>	2.69 Acres+/-	<b>Refrigerator</b>	None	<b>Kitchen</b>	15'x9'	
<b>Type Drive</b>	Gravel	<b>Washer/Dryer</b>	None			
<b>Type of heat</b>	Lp Gas / Floor Circulating			<b>Master Bath 1</b>	10'10"x7'5"	
				<b>Bath 2</b>	8'x4'10"	
<b>Type Windows</b>	Insulated					
<b>Type Roofing</b>	Shingle	<b>Attic Fan</b>	None	<b>Master Bdrm 1</b>	18'10"x15'2"	
<b>Water Source</b>	Drilled Well	<b>Ceiling Fans</b>	Yes	<b>Bedroom 2</b>	15'6"x14'	
<b>Carport/Garage</b>	2-Car Detached	<b>Fireplace</b>	1 Large Stone	<b>Bedroom 3</b>	14'10"x9'10"	
<b>Porches/Decks</b>	Porch / Patio					
<b>Outbuildings</b>	None	<b>A/C</b>	Central			
<b>Possession</b>	Immediate	<b>Sewer/Septic</b>	Septic			
<b>Terms</b>	Conventional	<b>Water Heater</b>	Electric	<b>Type Floors</b>	Car/Cer/Laminate	
<b>Annual Tax</b>	Not Assessed					
<b>Public School</b>	Paoli			<b>Utility Room</b>	9'9"x8'	

**Remarks:**

2944 U.S. Hwy 150 W., Paoli, Indiana: This beautiful "mountain style" chalet with 3-bedrooms and 2 baths. The home has many wonderful amenities including unique light fixtures, large stone fireplace, wood flooring, custom cabinets and the western cedar siding. There is also a large detached 2-car garage with western cedar siding. There is a 1/2 bath in the garage and stairs leading to a large loft room. Shaded high elevation location with a view of Paoli Peaks. Call today for an appointment to see! \$297,900

**Driving Directions:**

From the courthouse in Paoli, go west on Hwy 150 for 2.7 miles. Turn to your right, at the driveway and go up the drive to the chalet. Look for the Brooks Galloways signs!

**PLEASE NOTE INFORMATION CONSIDERED ACCURATE BUT NOT WARRANTED**

We agree the information in this listing is true and correct. Owners Initials \_\_\_\_\_ Date: \_\_\_\_\_  
 Home to be shown: \_\_\_\_\_ Key available at: \_\_\_\_\_  
 Tenant Name: \_\_\_\_\_ Phone: \_\_\_\_\_