

# Brooks Galloway

Real Estate

8481 W. College Street

French Lick, IN 47432

Phone: 812-936-7301

Fax: 812-936-7381

Email: [brooksgalloway@brooksgalloway.com](mailto:brooksgalloway@brooksgalloway.com)

Visit our website at

<http://www.brooksgalloway.com>



<b>Salesperson</b>	BUD BARLEY	<b>Phone:</b>	812-723-5189	<b>Type of property</b>	RESIDENTIAL	
<b>Listing Name</b>	BW907			<b>Total Rooms</b>	4	
<b>Address</b>	3090 SHAMROCK LN	<b>City</b>	BIRDSEYE	<b>Total Bedrooms</b>	2	
<b>County</b>	CRAWFORD	<b>Township</b>	PATOKA	<b>Total Baths</b>	1	
<b>Legal Description</b>	SHAMROCK HIDEWAY SUB. LOT 23 .5215 AC+/-			<b>Price:</b>	\$69,900	
<b>Type of home</b>		<b>Trash Com.</b>	NO		<b>1st Floor</b>	<b>2nd Floor</b>
<b>Age / Year</b>		<b>Wtr Softener</b>	NO	<b>Approx. Sq. Ft.</b>	480	240
<b>Construction</b>	LOG	<b>Disposal</b>	YES	<b>Attic</b>	NONE	
<b>Basement/Crawl</b>	NO	<b>Dishwasher</b>	NO	<b>Family Room</b>	12 X 20	
<b>Type Exterior</b>	LOG	<b>Range</b>	YES			
<b>Lot Size</b>	.5215	<b>Refrigerator</b>	YES	<b>Kitchen</b>	7 X 10	
<b>Type Drive</b>	GRAVEL	<b>Washer/Dryer</b>	NO	<b>Living Room</b>	12 X 20	
<b>Type of heat</b>	ELECTRIC BASEBOARD			<b>Master Bath 1</b>	8 X 8	
<b>Type Windows</b>	PULL OUT					
		<b>Attic Fan</b>	NO	<b>Master Bdrm 1</b>	12 X 14	
<b>Water Source</b>	PATOKA	<b>Ceiling Fans</b>	1	<b>Bedroom 2</b>	12 X 20	
<b>Carport/Garage</b>	NONE	<b>Fireplace</b>	NO			
<b>Porches/Decks</b>	BACK & FRONT					
<b>Outbuildings</b>	NONE	<b>A/C</b>	WINDOW			
<b>Possession</b>	30 DAC	<b>Sewer/Septic</b>	PATOKA			
<b>Terms</b>	CASH OR EQUIVALENT	<b>Water Heater</b>	ELECTRIC	<b>Type Floors</b>	WOOD	
<b>Annual Tax</b>	\$1,305.80			<b>No. Closets</b>	3	
<b>Public School</b>	CRAWFORD COUNTY					

**Remarks:**

3090 SHAMROCK LANE, BIRDSEYE...PATOKA LAKE...GREAT PRICE AND FANTASTIC LOCATION...2 BEDROOM 1 1/2 STORY LOG HOME VERY NEAR BEACH AND MARINA ON PATOKA LAKE. HAS PATOKA WATER AND SEWER. VERY WELL KEPT WITH COVERED FRONT PORCH AND SCREENED IN BACK PORCH. ADDITIONAL LOT WITH OUTBUILDING CAN BE PURCHASED AT A REDUCED PRICE. **REDUCED PRICE...NOW ASKING \$74,800!**

**Driving Directions:**

FROM FRENCH LICK STOPLIGHT TAKE HWY 145 SOUTH APPROXIMATELY 8 MILES TO HWY 164. TURN RIGHT AND PROCEED APPROXIMATELY 1.5 MILES TO DILLARD ROAD, TURN RIGHT AND GO PAST GILLIGANS AND TURN LEFT AT NEXT ROAD (ZIMMERMAN ROAD) AND FOLLOW ROAD APPROXIMATELY 1 1/2 MILES TO SHAMROCK LANE. PROPERTY IS 2ND ON THE RIGHT.

**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: \_\_\_\_\_