

# Brooks Galloway

Real Estate

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French Lick, IN 47432

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<b>Salesperson</b>	Bud Barley	<b>Phone:</b>	812-723-5189	<b>Type of property</b>	Residential	
<b>Listing Name</b>	PW1075			<b>Total Rooms</b>	5	
<b>Address</b>	3724 W Co Rd 725 S	<b>City</b>	Paoli	<b>Total Bedrooms</b>	3	
<b>County</b>	Orange	<b>Township</b>	Greenfield	<b>Total Baths</b>	1	
<b>Legal Description</b>	Pt W 1/2 NE NW 9 1S 1W 1.689 Acres+/-			<b>Price:</b>	<b>\$76,500</b>	
<b>Type of home</b>	1.5 Story	<b>Trash Com</b>	No		<b>1st Floor</b>	<b>2nd Floor</b>
<b>Construction</b>	Frame	<b>Wtr Softener</b>	No	<b>Approx. Sq. Ft.</b>	768	768
<b>Basement/Craw</b>	Crawl in Garage	<b>Disposal</b>	No	<b>Attic</b>	None	
<b>Type Exterior</b>	Wood	<b>Dishwasher</b>	No	<b>Kitchen</b>	16' x 11'7"	
<b>Lot Size</b>	1.689 Ac+/-	<b>Range</b>	No	<b>Living Room</b>	11'7" x 24'2"	
<b>Type Drive</b>	Gravel	<b>Refrigerator</b>	No	<b>Master Bath 1</b>	8'1" x 4'7"	
<b>Type of heat</b>	Space air and wood stove	<b>Washer/Dryer</b>	No	<b>Master Bdrm 1</b>	9'10" x 11'6"	
<b>Type Windows</b>	Single Pane	<b>Attic Fan</b>	No	<b>Bedroom 2</b>	11' x 10'	
<b>Type Roofing</b>	Asphalt	<b>Ceiling Fans</b>	No	<b>Bedroom 3</b>	15 x 10	
<b>Water Source</b>	Well	<b>Fireplace</b>	No			
<b>Carport/Garage</b>	Garage	<b>TV(Cable/Ant)</b>	Sat. Available			
<b>Porches/Decks</b>	Deck All Around	<b>A/C</b>	Wall			
<b>Outbuildings</b>	18' x 30'	<b>Sewer/Septic</b>	Septic			
<b>Possession</b>	At closing	<b>Water Heater</b>	Electric			
<b>Terms</b>	Cash or Equivalent					
<b>Annual Tax</b>	\$268.92					
<b>Public School</b>	Paoli					

**Remarks:**

**3724 W CO RD 725 S, PAOLI, INDIANA.** Fantastic Location! Very close to Patoka Lake with plenty of fishing and hunting or just plain old quiet. This 2-3 bedroom open concept living-dining with wood burning stove carpeted throughout. Large 2-car garage with loft. Also large metal shed for storage. All this on 1.689 acres+/-.

**Driving Directions:**

From stoplight in Paoli take Hwy 37 South for 8 miles. Turn right at Pine Valley Store (Co Rd 550 W) and go to Youngs Creek 2.6 miles. Turn left on Co Rd 210 S and go to second road on right and travel 2.4 miles to Co Rd 725 S and follow for .4 miles. Property is 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: \_\_\_\_\_