

Brooks Galloway

Real Estate

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 French Lick, IN 47432
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Salesperson	Brooks & Eldon	Phone:	812-936-7301	Type of property	Rural (Nice)	
Listing Name	PP504			Total Rooms	6	
Address	4079 W Co Rd 775 S	City	Paoli	Total Bedrooms	2	
County	Orange	Township	Greenfield	Total Baths	2 Full	
Legal Description	PT W1/2 SE SE Section 8 1-S 1-W			Price:	\$154,500	
Type of home	Berm 1 Level	Trash Com.	None		1st Floor	2nd Floor
Age / Year	Built in 1998	Wtr Softener	None	Approx. Sq. Ft.	1320	
Construction	Masonry & Frame	Disposal	Yes	Attic	Large	
Basement/Crawl	Slab	Dishwasher	Included	Kitchen & DR	14 x 20	
Type Exterior	Masonry / Wood	Elect Range	Not Included	Living Room	14 x 20	
Lot Size	8.95 Acres +/-	Refrigerator	Not Included	Master Bath 1	14.5 x 5	
Type Drive	Gravel	Washer/Dryer	Not Included	Bath 2	6.5 x 7	
Type of heat	ETS, Wood, Gas	Sky Lights	9	Master Bdrm 1	14.5 x 14	
Anl. Fuel Cost		Microwave	Not Included	Bedroom 2	10.5 x 18.5	
Type Windows	Insulated					
Type Roofing	Dimensional Shingle	Attic Fan	None			
Water Source	Spring	Ceiling Fans	4			
Carport/Garage	Att 1 Car Garage	Fireplace	w/gas logs			
Porches/Decks	Big front porch	TV(Cable/ Ant.)	Satellite			
Outbuildings	20' x 40' with 11' x 40' LT	A/C	Central			
Possession	30 days after closing	Sewer/Septic	Septic			
Terms	Conventional	Type Floors	Tile & Carpet			
Annual Tax	\$335.84	Utility Room	10 x 7			
Public School	Paoli					

Remarks:

4079 W. COUNTY ROAD 775 S., PAOLI, INDIANA: 8.95 acres +/- private setting. 1320 sq. ft. energy efficient berm home with log siding on the front, 2 bedrooms and 2 full baths, white and bright kitchen, skylights and attached 1 car garage. Detached 20' x 40' wood post garage. There is also an outside grill area, apple, pear, cherry and chestnut trees. Appliances included. **REDUCED PRICE!**

Driving Directions:

From stop light at Jct of St Rds 145 & 56 in French Lick take St Rd 145 South 8 3/4 miles, turn left on Co Rd 875 South (Wildwood Lake Road) and go approximately 4 miles to stop sign, turn right on Co Rd 490 W (King's Bridge Road). Go @ .3 mile and turn left on Co Rd 775 South and go @.6 mile. Property 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: _____