

Brooks Galloway

Real Estate

8481 W. College Street

French Lick, IN 47432

Phone: 812-936-7301

Fax: 812-936-7381

Email: brooksgalloway@brooksgalloway.com

Visit our website at

<http://www.brooksgalloway.com>



Salesperson	Roger Fisher	Phone:	812-936-4208	Type of property	2 Duplexes	
Listing Name	WBW956			Total Rooms	5	
Address	486 N. Hopkins	City	West Baden Sp	Total Bedrooms	2	
County	Orange	Township	French Lick	Total Baths	2	
Legal Description	Charles & Love Addition Lots 17 & 18			Price:	\$240,000	
Type of home	Ranch Duplex				1st Floor	2nd Floor
Age / Year	2007			Approx. Sq. Ft.	1978	
Construction	Frame	Disposal	Yes	Attic	Scuttle	
Basement/Crawl	Crawl	Dishwasher	Yes			
Type Exterior	Vinyl	Range	Yes			
Lot Size	52' x 97'	Refrigerator	Yes	Kitchen	Yes	
Type Drive	Gravel			Living Room	Yes	
Type of heat	Gas Forced Air			Master Bath 1	Yes	
				Bath 2	Yes	
Type Windows	Double Hung					
Type Roofing	Asphalt Shingle			Master Bdrm 1	Yes	
Water Source	City	Ceiling Fans	Two	Bedroom 2	Yes	
Carport/Garage	None					
Porches/Decks	Deck	TV(Cable/ Ant.)	Cable			
Outbuildings	None	A/C	Central			
Possession	Closing	Sewer/Septic	City Sewer			
Terms	Conventional/Contract	Water Heater	Electric	Type Floors	Vinyl/Carpet	
Annual Tax	Not Established					
Public School	Spring Valley					

Remarks:

486 N. HOPKINS STREET, WEST BADEN SPRINGS, INDIANA: There are two duplexes only two years old located in West Baden Springs where infrastructure including roads and sidewalks have been completely replaced. You have a nice view of the West Baden Dome. Each side of the duplex has two bedrooms and two bathrooms and has appliances. You could rent one, and live in the other or if you chose and live nearby for free. This is an excellent investment property. If the buyer would like to purchase an adjacent lot, it can be purchased for an additional \$10,000. Owner will also sell on contract. **BIG PRICE REDUCTION...You can buy both for \$240,000 or one for \$120,000.**

Driving Directions:

In West Baden, turn onto Sinclair Street. Take a right on T and wind around to Hopkins Street. Duplexes will be on your right with one on Hopkins and one on Phillips.

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: _____