

Brooks Galloway

Real Estate

8481 W. College Street

French Lick, IN 47432

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Visit our website at

<http://www.brooksgalloway.com>



Salesperson	Brooks / Tony	Phone:	812-936-7301	Type of property	Residential	
Listing Name	FLM370			Total Rooms	8	
Address	6698 W Co Rd 375 S	City	French Lick	Total Bedrooms	3-4	
County	Orange	Township	French Lick	Total Baths	3.5	
Legal Description	Lot #1 Moores Ridge Meadows, French Lick Twp, Orange County Indiana			Price:	\$329,000	
Type of home	Contemporary				1st Floor	2nd Floor
Age / Year	6 (Built in 1999)			Approx. Sq. Ft.	1833	240
Construction	Excellent	Disposal	Yes	Basement	1833	
Basement/Crawl	Full Basement (1833 SqFt)	Dishwasher	Built-In	Family Room	Basement	
Type Exterior	Brick / Vinyl	Range	Built-In	Dinning Room	11x11	
Lot Size	6.12 AC+/-	Refrigerator	Included	Kitchen	19x13	
Type Drive	Gravel	Washer/Dryer	Not Included	Living Room	15.5x14	
Type of heat	FA/Gas Cir Htts Floors	Basement Floor	Radiant	Master Bath	10x11	
Type Windows	Thermopane			Bath 1	8x9.5	
Type Roofing	Shingle	Attic Fan	No	Bath 2	10.5x12	
Water Source	Patoka	Ceiling Fans	Yes	Master Bdrm 1	17x13	
Carport/Garage	2 car attached garage	Fireplace	Gas	Bedroom 2	12x10.5	
Porches/Decks	Porch / Deck	TV(Cable/ Ant.)	Direct TV	Bedroom 3	10.5x10	
		A/C	Central	Bedroom 4	10x26.5 Bonus Room	
Possession	Negotiable	Sewer/Septic	Septic	Foyer	13x10	
Terms	Cash / Conventional	Water Heater	Gas	Type Floors	Carpet/Tile	
Annual Tax	\$1,787.00			Utility Room	10x15	
Public School	Spring Valley					

Remarks:

FOR SALE OR RENT! Modern contemporary home with access and view to 2 acre private lake. Over 2000 sq ft of modern above grade living with a full 1833 sq ft partially finished basement. Home features 3 bedrooms, a bonus room and a total of 3.5 bathrooms. A gas fireplace, heated basement and garage floors. Brick and vinyl exterior. No maintenance vinyl decks. All this on 6.12 acres. 10 minutes to school and hotel and about 10 minutes to the boat ramps on Patoka Lake. *Taxes with homestead and mortgage exemption is \$3094.06.

Driving Directions:

From junction of State Highway 145 and 56 in French Lick, go 3 miles South on State Highway 145, then left.

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: _____