

# 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>	Pat Clements	<b>Phone:</b>	812-844-0299	<b>Type of property</b>	Rural Residence	
<b>Listing Name</b>	FLJ1056	<b>MLS#</b>	11309	<b>Total Rooms</b>	6	
<b>Address</b>	7601 W CR 700 S	<b>City</b>	French Lick	<b>Total Bedrooms</b>	2	
<b>County</b>	Orange	<b>Township</b>	Jackson	<b>Total Baths</b>	1	
<b>Legal Description</b>	PT NE 1/4 11 R2 WT 1 S			<b>Price:</b>	<b>\$47,500</b>	
<b>Type of home</b>	Frame	<b>Microwave</b>	Yes		<b>1st Floor</b>	<b>2nd Floor</b>
<b>Age / Year</b>	2000	<b>Ceiling Fans</b>	1	<b>Approx. Sq. Ft.</b>	864	
<b>Construction</b>	Stick Built	<b>TV(Cable/Ant)</b>	Dish	<b>Attic</b>		
<b>Basement/Crawl</b>	Crawl	<b>A/C</b>	Central Air	<b>Family Room</b>		
<b>Type Exterior</b>	New Vinyl	<b>Sewer/Septic</b>	Septic	<b>Dining/Kit/Living</b>	22'6"x22'8"	
<b>Lot Size</b>	.85 Ac	<b>Water Heater</b>	Electric	<b>Bath</b>	12' x 5'	
<b>Type Drive</b>	Gravel			<b>Master Bedrm 1</b>	10' x 15'3"	
<b>Type of heat</b>	ETS & Gas LP			<b>Bedroom 2</b>	10' x 12'	
<b>Type Windows</b>	Thermo replacement			<b>Type Floors</b>	Lam/Vin/Car	
<b>Type Roofing</b>	CSH			<b>No. Closets</b>	3	
<b>Water Source</b>	Patoka			<b>Utility Room</b>	9'6" x 5'	
<b>Porches/Decks</b>	Front 30x8/Back Deck 8x16					
<b>Outbuildings</b>	13 x 10					
<b>Possession</b>	30 Days					
<b>Terms</b>	Cash					
<b>Public Schools</b>	Spring Valley					

**Remarks:**

**7601 W CO RD 700 S, FRENCH LICK, INDIANA**...Cozy 2 bedroom 1 bath home with shady back yard and deck to enjoy the outdoors. A great room, kitchen, dining area just inside a thirty foot covered front porch. Lots of room to place your outdoor furniture. This is a dead end road that provides a quiet setting. Painter creek launch area is very close by. Your fishing boat can be on the lake in minutes. A perfect location for a weekend retreat or full time home.

**Driving Directions:**

From Hwy 150/56 go to French Lick junction 56/145 turn to the left onto 145 and go approximately 7 miles to Co Rd 700 S and turn left. The home is second on the right. Look for the Brooks Galloway sign in the yard.

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