

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 Galloway	Phone:	812-709-1839	Type of property	RESIDENTIAL	
Listing Name	FLLOT57LLC995			Total Rooms	16	
Address	8956 8960 8958 W St Rd 56	City	French Lick	Total Bedrooms	8	
County	Orange	Township	French Lick	Total Baths	5	
Legal Description	PT NE SE 41W .171 Acres PT NW SW 31N 2W .06 Acres H.E. Wells Add Pt 19 .206 Acres			Price:	\$179,000	
Type of home	DUPLEX/HOME-STICK BUILT	Trash Com.	No		1st Floor	2nd Floor
Age / Year	Built in 1952/Duplex 2007	Wtr Softener	No	Approx. Sq. Ft.	672 Home	5824 Duplex
Construction	Frame	Disposal	No			
Basement/Crawl	BASEMENT (HOME ONLY)	Dishwasher	No			
Type Exterior	HM-ALUM / DUPLEX VINYL	Range	Yes	Dinning Room		2
Lot Size	.977 Acre	Refrigerator	Yes	Kitchen	1	2
Type Drive	Gravel	Washer/Dryer	No	Living Room	1	2
Type of heat	Nat gas home/Elect Duplex	TV(Cable/Ant.)	Cable Avail	Master Bath 1	1	2
		A/C				
Type Windows	Single pane home/Double Pane Duplex					
Type Roofing	Shingle	Sewer/Septic	Septic	Master Bdrm 1	1	2
Water Source	Town			Bedroom 2	1	2
Carport/Garage	ATT 2 C-CARPORT (HOME)			Bedroom 3		2
Porches/Decks	FRONT PORCH (hm/duplex)					
Outbuildings	None					
Possession	To be arranged					
				Type Floors	CARPET/PELLA/TILE	
Annual Tax	\$3,502.16			No. Closets	6	
Public School	Spring Valley			Utility Room		31 X 18



Remarks:

8956, 8960, 8958 W St Rd 56, French Lick, Indiana...This cute 2 bedroom home located near downtown French Lick is a great rental opportunity, and is being sold along with a duplex that includes 2 - 2 bedroom and 1.5 baths in each unit. The duplex includes 2 units. Both structures plus another site approved for a duplex. Great income! \$179,000

Driving Directions:

Hwy 56 approximately one mile West of Intersection Hwy 145 and Hwy 56. 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: _____