

# Brooks Galloway

Real Estate

8481 W. College Street  
 French Lick, IN 47432  
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<b>Salesperson</b>	Pete Conrad	<b>Phone:</b>	812-296-0033	<b>Type of property</b>	Residential	
<b>Listing Name</b>	FLE478			<b>Total Rooms</b>	6	
<b>Address</b>	8379 W. Ohio Street	<b>City</b>	French Lick	<b>Total Bedrooms</b>	2	
<b>County</b>	Orange	<b>Township</b>	French Lick	<b>Total Baths</b>	1	
<b>Legal Description</b>	PT NW SE 3 1N 2W .15 Acre +/-			<b>Price:</b>	<b>\$59,900</b>	
<b>Type of home</b>	Frame	<b>Trash Com.</b>	None		<b>1st Floor</b>	<b>2nd Floor</b>
<b>Age / Year</b>	91 Yrs Old	<b>Wtr Softener</b>	None	<b>Approx. Sq. Ft.</b>	1204	
<b>Construction</b>	Frame	<b>Disposal</b>	Yes			
<b>Basement/Crawl</b>	Basement (Walk-Out)					
<b>Type Exterior</b>	Alumium	<b>Range</b>	Yes	<b>Dinning Room</b>	12 x 13	
<b>Lot Size</b>	50' x 140' .15 Acre +/-	<b>Refrigerator</b>	Yes	<b>Kitchen (Eat-In)</b>	10 x 27	
<b>Type Drive</b>	Gravel	<b>Washer/Dryer</b>	Yes	<b>Living Room</b>	12x 14	
<b>Type of heat</b>	Natural Gas			<b>Master Bath 1</b>	7 x 8	
<b>Anl. Fuel Cost</b>	\$125.00 Per Mth/Budget					
<b>Type Windows</b>	Double Hung w/storms					
<b>Type Roofing</b>	Metal (2007)	<b>Attic Fan</b>	None	<b>Master Bdrm 1</b>	12 x 13	
<b>Water Source</b>	City	<b>Ceiling Fans</b>	3	<b>Bedroom 2</b>	11 x 14	
<b>Carport/Garage</b>	None	<b>Fireplace</b>	None			
<b>Porches/Decks</b>	Rear Deck	<b>TV(Cable/ Ant.)</b>	Cable			
<b>Outbuildings</b>	None	<b>A/C</b>	Central			
<b>Possession</b>	45 Days	<b>Sewer/Septic</b>	Sewer			
<b>Terms</b>	Cash or Equivalent	<b>Water Heater</b>	Natural Gas	<b>Type Floors</b>	Carpet	
<b>Annual Tax</b>	\$300.00			<b>No. Closets</b>	2	
<b>Public School</b>	Spring Valley					

**Remarks:**

8379 W. OHIO STREET, FRENCH LICK, INDIANA: Call today for an appointment to see this affordable 6 room, 2-bedroom, 1 bath home with full walk-out basement. This home is well maintained. \$59,900

**Driving Directions:**

From French Lick, turn south on Highway 145, turn right at Larry Bird Blvd., left on College Street, right at Washington Street, right on Ohio Street, 3rd house on the 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: \_\_\_\_\_