

Brooks Galloway

Real Estate

8481 W. College Street
 French Lick, IN 47432
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|--------------------------|-----------------------|------------------------|--------------|-------------------------|------------------|
| Salesperson | BROOKS GALLOWAY | Phone: | 812-936-7301 | Type of property | DUPLEX |
| Listing Name | FLJ308 | | | Total Rooms | 7 EACH SIDE |
| Address | CENTER STREET | City | FRENCH LICK | Total Bedrooms | 3 EACH SIDE |
| County | ORANGE | Township | FRENCH LICK | Total Baths | 2 EACH SIDE |
| Legal Description | LOT #1 ORCHARD CENTRE | | | Price: | \$129,000 |
| Type of home | 1 LEVEL DUPLEX | | | Total Sq Ft | 2143 |
| Age / Year | NEW | | | Approx. Sq. Ft. | 1071 PER SIDE |
| Construction | FRAME MODULAR | | | Attic | SCUTTLE |
| Basement/Crawl | CRAWL SPACE | | | | |
| Type Exterior | VINYL | Range | NONE | | |
| Lot Size | .25 ACRE | Refrigerator | NONE | Kitchen | 15' X 15' |
| Type Drive | GRAVEL | Washer/Dryer | HOOK-UP | Living Room | 12'10" X 15'8" |
| Type of heat | ELECTRIC FURNACE | | | Master Bath 1 | 7'2" X 10' |
| Anl. Fuel Cost | | | | Bath 2 | @9' X 5' |
| Type Windows | THERMOPANE | | | | |
| Type Roofing | COMPOSITION SHINGLE | | | Master Bdrm 1 | 11'10" X 15'8" |
| Water Source | SPRINGS VALLEY | | | Bedroom 2 | 9'8" X 13' |
| Carport/Garage | NONE | | | Bedroom 3 | 9'6" X 12' |
| Porches/Decks | DECKS | TV(Cable/ Ant.) | AVAILABLE | | |
| Outbuildings | NONE | A/C | CENTRAL | | |
| Possession | IMMEDIATE | Sewer/Septic | SEWER | | |
| Terms | CONVENTIONAL / CASH | Water Heater | ELECTRIC | Type Floors | CARPET/VINYL |
| Annual Tax | NOT ASSESSED YET | | | No. Closets | 4 EACH |
| Public School | SPRINGS VALLEY | | | | |

Remarks:

CENTRE STREET & INDIANA AVENUE, FRENCH LICK, INDIANA 47432! BRAND NEW! EACH SIDE HAS 3 BED-ROOMS AND 2 BATHS. MODERN 1 LEVEL WITH OAK KITCHEN CABINETS AND MASTER BATH IS HANDICAP ACCESSIBLE. ENERGY EFFICIENT WITH INSULATED WINDOWS AND EXTERIOR DOORS. INTERIOR IS PAINTED DRYWALL. FLOOR COVERINGS ARE LAMINANT WOOD, CARPET AND VINYL. SEE THESE EXCELLENT INVESTMENTS.

REDUCED PRICE!

Driving Directions:

FROM JUNCTION OF STATE ROADS 145 AND 56 TAKE WEST APPROXIMATELY 1 MILE TO TOP OF HILL THEN LEFT ON INDIANA AVENUE. GO APPROXIMATELY 1/2 MILE ON 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: _____