

# Brooks Galloway

Real Estate

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<b>Salesperson</b>	Brooks / Roger	<b>Phone:</b>	812-521-0348	<b>Type of property</b>	Duplex	
<b>Listing Name</b>	FLJ493			<b>Total Rooms</b>	4 / 8	
<b>Address</b>	Indiana Avenue	<b>City</b>	French Lick	<b>Total Bedrooms</b>	2 / 4	
<b>County</b>	Orange	<b>Township</b>	French Lick			
<b>Legal Description</b>	Lot 6 Orchard Centre			<b>Price:</b>	<b>\$129,000</b>	
<b>Type of home</b>	Duplex	<b>Trash Com.</b>	Not Included		<b>1st Floor</b>	<b>2nd Floor</b>
<b>Age / Year</b>	New in 2007	<b>Wtr Softener</b>	Not Included	<b>Approx. Sq. Ft.</b>	512/1024	512/1024
<b>Construction</b>	Modular / Stick	<b>Disposal</b>	Included	<b>Total Sq. Ft.</b>	2048	
<b>Basement/Crawl</b>	Crawl	<b>Dishwasher</b>	Included			
<b>Type Exterior</b>	Vinyl	<b>Range</b>	Included			
<b>Lot Size</b>	.25	<b>Refrigerator</b>	Included	<b>Kitchen/DR</b>	12 x 15	
<b>Type Drive</b>	Gravel	<b>Washer/Dryer</b>	Hook-up	<b>Living Room</b>	19 x 12	
<b>Type of heat</b>	EBB			<b>Master Bath 1</b>		9 x 8
				<b>Bath 2</b>	6 x 6	
<b>Type Windows</b>	Double Hung					
<b>Type Roofing</b>	Shingle			<b>Master Bdrm 1</b>	14 x 12	
<b>Water Source</b>	City			<b>Bedroom 2</b>	13 x 12	
<b>Carport/Garage</b>	None	<b>Fireplace</b>	Not Included			
<b>Porches/Decks</b>	Porch / Deck	<b>TV(Cable/ Ant.)</b>	Available			
<b>Outbuildings</b>	None	<b>A/C</b>	Central			
<b>Possession</b>	At Closing	<b>Sewer/Septic</b>	Sewer			
<b>Terms</b>	Conventional			<b>Type Floors</b>	Carpet/Linoleum	
<b>Public School</b>	Springs Valley			<b>Utility Room</b>	Area	

**Remarks:**

**INDIANA AVENUE, FRENCH LICK, INDIANA:** 2 level duplex newly constructed on Indiana Avenue. 2 bedrooms and 1 1/2 baths. Special features include oak kitchen cabinets, 9' ceilings, insulated windows and doors and drywall with neutral paint. Each side has 1024 sq. ft. for a total of 2048 sq. ft. \$1100.00 per month gross income. All for \$129,000.

**Driving Directions:**

From Junction of State Road 145 and 56 go West approximately 1 mile to top of hill, then left on Indiana Avenue. Go approximately 1/2 mile and 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: \_\_\_\_\_