

# Brooks Galloway

Real Estate

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<b>Salesperson</b>	Brooks / Tony	<b>Phone:</b>	812-936-7301	<b>Type of property</b>	RESIDENTIAL	
<b>Listing Name</b>	FLM370			<b>Total Rooms</b>	8	
<b>Address</b>	6698 W Co Rd 375 S	<b>City</b>	FRENCH LICK	<b>Total Bedrooms</b>	3-4	
<b>County</b>	Orange	<b>Township</b>	FRENCH LICK	<b>Total Baths</b>	3.5	
<b>Legal Description</b>	LOT #1 MOORES RIDGE MEADOWS, FRENCH LICK TWP, ORANGE COUNTY INDIANA			<b>Price:</b>	<b>\$329,000</b>	
<b>Type of home</b>	CONTEMPORARY				<b>1st Floor</b>	<b>2nd Floor</b>
<b>Age / Year</b>	6 (Built in 1999)			<b>Approx. Sq. Ft.</b>	1833	240
<b>Construction</b>	EXCELLENT	<b>Disposal</b>	YES	<b>Basement</b>	1833	
<b>Basement/Crawl</b>	FULL BASEMENT(1833 SqFt)	<b>Dishwasher</b>	BUILT-IN	<b>Family Room</b>	Basement	
<b>Type Exterior</b>	BRICK/VINYL	<b>Range</b>	BUILT-IN	<b>Dinning Room</b>	11x11	
<b>Lot Size</b>	6.12 AC +/-	<b>Refrigerator</b>	INCLUDED	<b>Kitchen</b>	19x13	
<b>Type Drive</b>	GRAVEL	<b>Washer/Dryer</b>	NOT Included	<b>Living Room</b>	15.5x14	
<b>Type of heat</b>	FA/Gas Cir Htts Floors	<b>Basement Floor</b>	RADIANT	<b>Master Bath</b>	10x11	
<b>Type Windows</b>	THERMOPANE			<b>Bath 1</b>	8x9.5	
<b>Type Roofing</b>	SHINGLE	<b>Attic Fan</b>	NO	<b>Bath 2</b>	10.5x12	
<b>Water Source</b>	PATOKA	<b>Ceiling Fans</b>	YES	<b>Master Bdrm 1</b>	17x13	
<b>Carport/Garage</b>	2 CAR ATTACHED GARAGE	<b>Fireplace</b>	GAS	<b>Bedroom 2</b>	12x10.5	
<b>Porches/Decks</b>	PORCH/DECK	<b>TV(Cable/ Ant.)</b>	DIRECT TV	<b>Bedroom 3</b>	10.5x10	
		<b>A/C</b>	CENTRAL	<b>Bedroom 4</b>	10x26.5 BONUS ROOM	
<b>Possession</b>	60 DAY AFTER CLOSING	<b>Sewer/Septic</b>	SEPTIC	<b>Foyer</b>	13x10	
<b>Terms</b>	CASH/CONVENTIONAL	<b>Water Heater</b>	GAS	<b>Type Floors</b>	CARPET/TILE	
<b>Annual Tax</b>	\$1,787.00					
<b>Public School</b>	SPRINGS VALLEY			<b>Utility Room</b>	10x15	

**Remarks:**

MODERN CONTEMPORARY HOME WITH ACCESS AND VIEW TO 2 ACRE PRIVATE LAKE. 6698 W CO RD 375 S, FRENCH LICK INDIANA. OVER 2000 SQUARE FOOT OF MODERN ABOVE GRADE LIVING WITH A FULL 1833 SQUARE FOOT PARTIALLY FINISHED BASEMENT. HOME FEATURES 3 BEDROOMS, A BONUS ROOM AND A TOTAL OF 3.5 BATHROOMS. A GAS FIREPLACE, HEATED BASEMENT AND GARAGE FLOORS. BRICK AND VINYL EXTERIOR. NO MAINTENANCE - VINYL DECKS. ALL THIS ON 6.12 ACRES. 10 MINUTES TO SCHOOL AND HOTEL AND ABOUT 10 MINUTES TO THE BOAT RAMPS ON PATOKA LAKE. **\*TAXES WITH HOMESTEAD AND MORTGAGE EXEMPTION IS \$3094.06.**

**Driving Directions:**

FROM JUNCTION OF STATE HIGHWAY 145 AND 56 IN FRENCH LICK, GO 3 MILES SOUTH ON STATE HIGHWAY 145, THEN 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: \_\_\_\_\_