

# Brooks Galloway

Real Estate

8481 W. College Street

French Lick, IN 47432

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<b>Salesperson</b>	Brooks Galloway	<b>Phone:</b>	812-936-7301	<b>Type of property</b>	Residential
<b>Listing Name</b>	FLP438			<b>Total Rooms</b>	8
<b>Address</b>	2871 S. Twilight Trail W.	<b>City</b>	French Lick	<b>Total Bedrooms</b>	3
<b>County</b>	Orange	<b>Township</b>	French Lick	<b>Total Baths</b>	1
<b>Legal Description</b>	Lot 8 Royale Estates and an adjoining .88 Acre			<b>Price:</b>	<b>\$139,000</b>
<b>Type of home</b>	Country Contemporary	<b>Trash Com.</b>	None		<b>1st Floor</b>
<b>Age / Year</b>	1999	<b>Wtr Softener</b>	None	<b>Approx. Sq. Ft.</b>	2283
<b>Construction</b>	Wood Post Frame Const.	<b>Disposal</b>	Yes		
<b>Basement/Crawl</b>	Slab	<b>Dishwasher</b>	None	<b>Parlor G. Room</b>	16 x 14
<b>Type Exterior</b>	Vinyl	<b>Range</b>	Elect Hookup	<b>Dinning Room</b>	15 x 24
<b>Lot Size</b>	1.6 Ac +/-	<b>Refrigerator</b>	Not Included	<b>Kitchen</b>	12 x 12
<b>Type Drive</b>	Gravel	<b>Washer/Dryer</b>	Not Included	<b>Great Room</b>	22 x 29
<b>Type of heat</b>	Electric & Wood Burning Fireplace			<b>Bath</b>	12 x 12
		<b>Ventilation</b>	Fan	<b>Bedroom 1</b>	12 x 14
<b>Type Windows</b>	Thermal Pane			<b>Bedroom 2</b>	12 x 14
<b>Type Roofing</b>	Asphalt			<b>Bedroom 3</b>	16 x 16
<b>Water Source</b>	Patoka	<b>Ceiling Fans</b>	9	<b>Master Bath</b>	6 x 8
<b>Carport/Garage</b>	40 x 26 Garage	<b>Fireplace</b>	Wood Burning	<b>Master Closet</b>	6 x 7
<b>Porches/Decks</b>	Approx. 15 x 15	<b>TV(Cable/ Ant.)</b>	Ant.		
<b>Showing</b>	By Appointment	<b>A/C</b>	Central		
<b>Possession</b>	Negotiable	<b>Sewer/Septic</b>	Septic		
<b>Terms</b>	Cash / Conventional	<b>Water Heater</b>	Electric		
<b>Taxes</b>	\$1,120.60				
<b>Public School</b>	Springs Valley				

**Remarks:**

2871 S. TWILIGHT TRAIL W., FRENCH LICK, INDIANA: Spacious 1 level floor plan with over 2200 sq. ft. of living area plus a large 2 car attached garage with storage space. Home features 3 bedrooms and 2 full baths. Three heat sources including LP gas, forced air and individual room electric baseboard heaters and a large brick wood burning fireplace. Only minutes to resort. On approximately 1.6 acres, stocked pond with beach area. A grass area and white board fence. **PRICE REDUCED!**

**Driving Directions:**

From stoplight at French Lick Resort-Casino take State Highway 56 West approximately 2 miles, turn left on County Road 1050 West and go 3/4 mile and turn left on Twighlight Trail. Watch for the Brooks Galloway signs!

**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: \_\_\_\_\_