

# Brooks Galloway

Real Estate

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|                          |                                |                     |              |                         |                        |                  |  |
|--------------------------|--------------------------------|---------------------|--------------|-------------------------|------------------------|------------------|--|
| <b>Salesperson</b>       | Tracy Anderson                 | <b>Phone:</b>       | 812-678-5024 | <b>Type of property</b> | Residential/Commercial |                  |  |
| <b>Listing Name</b>      | FLS466                         |                     |              |                         |                        |                  |  |
| <b>Address</b>           | 455 S. Orange 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> | French Lick Sprgs Co Add PT 25 |                     |              | <b>Price:</b>           | <b>\$69,900</b>        |                  |  |
|                          |                                |                     |              |                         | <b>1st Floor</b>       | <b>2nd Floor</b> |  |
| <b>Age / Year</b>        | 1940                           |                     |              | <b>Approx. Sq. Ft.</b>  | 667                    |                  |  |
| <b>Basement/Crawl</b>    | Both                           | <b>Dishwasher</b>   | X            |                         |                        |                  |  |
| <b>Type Exterior</b>     | Vinyl                          | <b>Range</b>        | X            |                         |                        |                  |  |
| <b>Lot Size</b>          | 40' x 54'                      | <b>Refrigerator</b> | X            | <b>Kitchen</b>          | 13' x 11'              |                  |  |
| <b>Type Drive</b>        | Gravel                         | <b>Washer/Dryer</b> | Stackable    | <b>Living Room</b>      | 16'9" x 9'4"           |                  |  |
| <b>Type of heat</b>      | Gas                            |                     |              |                         |                        |                  |  |
|                          |                                |                     |              |                         |                        |                  |  |
| <b>Type Roofing</b>      | Shingle                        |                     |              | <b>Master Bdrm 1</b>    | 12' x 8'               |                  |  |
| <b>Water Source</b>      | City                           | <b>Ceiling Fans</b> | 2            | <b>Bedroom 2</b>        | 12' x 8'               |                  |  |
| <b>Porches/Decks</b>     | Front/Rear Covered             |                     |              |                         |                        |                  |  |
| <b>Outbuildings</b>      |                                | <b>A/C</b>          | Central      |                         |                        |                  |  |
| <b>Possession</b>        | 90 Days (Renters)              | <b>Sewer/Septic</b> | City         |                         |                        |                  |  |
|                          |                                | <b>Water Heater</b> | X            |                         |                        |                  |  |
|                          |                                |                     |              |                         |                        |                  |  |
| <b>Public School</b>     | Springs Valley                 |                     |              | <b>Utility Room</b>     | 8' x 4'                |                  |  |

**Remarks:**

455 S ORANGE STREET, FRENCH LICK, INDIANA: Charming & quaint 2-bedroom 1-bath town home with bright interior, modern kitchen with oak cabinets, range, refrigerator and washer and dryer. Nearly level corner landscaped lot with off street parking. Existing tenant in place. One block to downtown and approximately 2 blocks to the French Lick Resort. Call for an appointment to see! **REDUCED PRICE!**

**Driving Directions:**

Turn left on Main Street off of Hwy 56. At stop sign turn right onto Orange Street.

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