

# Brooks Galloway

Real Estate

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 French Lick, IN 47432  
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<b>Salesperson</b>	Brooks & Eldon	<b>Phone:</b>	812-936-7301	<b>Type of property</b>	Rural (Nice)	
<b>Listing Name</b>	PP504			<b>Total Rooms</b>	6	
<b>Address</b>	4079 W Co Rd 775 S	<b>City</b>	Paoli	<b>Total Bedrooms</b>	2	
<b>County</b>	Orange	<b>Township</b>	Greenfield	<b>Total Baths</b>	2 Full	
<b>Legal Description</b>	PT W1/2 SE SE Section 8 1-S 1-W			<b>Price:</b>	<b>\$179,000</b>	
<b>Type of home</b>	Berm 1 Level	<b>Trash Com.</b>	None		<b>1st Floor</b>	<b>2nd Floor</b>
<b>Age / Year</b>	Built in 1998	<b>Wtr Softener</b>	None	<b>Approx. Sq. Ft.</b>	1320	
<b>Construction</b>	Masonry & Frame	<b>Disposal</b>	Yes	<b>Attic</b>	Large	
<b>Basement/Crawl</b>	Slab	<b>Dishwasher</b>	Included			
<b>Type Exterior</b>	Masonry / Wood	<b>Elect Range</b>	Included	<b>Kitchen &amp; DR</b>	14 x 20	
<b>Lot Size</b>	8.95 Acres +/-	<b>Refrigerator</b>	Included			
<b>Type Drive</b>	Gravel	<b>Washer/Dryer</b>	Included	<b>Living Room</b>	14 x 20	
<b>Type of heat</b>	ETS, Wood, Gas	<b>Sky Lights</b>	9	<b>Master Bath 1</b>	14.5 x 5	
<b>Anl. Fuel Cost</b>		<b>Microwave</b>	Included	<b>Bath 2</b>	6.5 x 7	
<b>Type Windows</b>	Insulated					
<b>Type Roofing</b>	Dimensional Shingle	<b>Attic Fan</b>	None	<b>Master Bdrm 1</b>	14.5 x 14	
<b>Water Source</b>	Spring	<b>Ceiling Fans</b>	4	<b>Bedroom 2</b>	10.5 x 18.5	
<b>Carport/Garage</b>	Att 1 Car Garage	<b>Fireplace</b>	w/gas logs			
<b>Porches/Decks</b>	Big front porch	<b>TV(Cable/ Ant.)</b>	Satellite			
<b>Outbuildings</b>	20' x 40' with 11' x 40' LT	<b>A/C</b>	Central			
<b>Possession</b>	30 days after closing	<b>Sewer/Septic</b>	Septic			
<b>Terms</b>	Conventional			<b>Type Floors</b>	Tile & Carpet	
<b>Annual Tax</b>	\$335.84					
<b>Public School</b>	Paoli			<b>Utility Room</b>	10 x 7	

**Remarks:**

4079 W. COUNTY ROAD 775 S., PAOLI, INDIANA: 8.95 acres +/- private setting. 1320 sq. ft. energy efficient berm home with log siding on the front, 2 bedrooms and 2 full baths, white and bright kitchen, skylights and attached 1 car garage. Detached 20' x 40' wood post garage. There is also an outside grill area, apple, pear, cherry and chestnut trees. Appliances included. \$179,000

**Driving Directions:**

From stop light at Jct of St Rds 145 & 56 in French Lick take St Rd 145 South 8 3/4 miles, turn left on Co Rd 875 South (Wildwood Lake Road) and go approximately 4 miles to stop sign, turn right on Co Rd 490 W (King's Bridge Road). Go @ .3 mile and turn left on Co Rd 775 South and go @ .6 mile. Property 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: \_\_\_\_\_