

Brooks Galloway

Real Estate

8481 W. College Street

French Lick, IN 47432

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Salesperson	BROOKS / TONY	Phone:	812-936-7301	Type of property	RESIDENTIAL	
Listing Name	WBQ375			Total Rooms	8	
Address	11833 W CO RD 275 N	City	WEST BADEN	Total Bedrooms	5	
County	ORANGE	Township	FRENCH LICK	Total Baths	3	
Legal Description	PT NW SECT 19, T2N, R2W 14.47 ACRES+/-			Price:	\$229,000	
Type of home	RANCH	Trash Com.	NO		1st Floor	Basement
Age / Year	2006	Wtr Softener	NO	Approx. Sq. Ft.	1181	1981
		Disposal	NO	Attic		
Basement/Crawl	FULL BASEMENT	Dishwasher	YES	Great Room	23x31	
Type Exterior	HARDY SIDING	Range	YES	Dining Room		
Lot Size	14.47 ACRES+/-	Refrigerator	YES	Kitchen		
Type Drive	GRAVEL	Washer/Dryer	YES	Living Room	32X25	
Type of heat	LP GAS			Master Bath 1	11x8	
				Bath 2		5X10
Type Windows	DOUBLE HUNG/THERMO			Bath 3		5X10
Type Roofing	SHINGLE	Attic	NO	Master Bdrm 1	18x17	
Water Source	CITY	Ceilings Fans	YES	Bedroom 2	14.5X16.5	
Carport/Garage	2 CAR GARAGE	Fireplace	NO	Bedroom 3	14.5X12	
Porches/Decks	PORCH AND DECK	TV (Cable/Ant)	AVAILABLE	Bedroom 4	14X11	
Outbuildings	NONE	A/C	CENTRAL	Bedroom 5	12.5X15	
Possession	30 DAC	Sewer/Septic	SEPTIC			
Terms	CASH OR EQUIVALENT	Water Heater	ELECTRIC	Type Floors	Wood/Carpet/Concrete	
Annual Tax	\$1709.24					
Public School	SPRINGS VALLEY			Utility Room		7.5X6

Remarks:

11833 W CO RD 275 N, WEST BADEN, INDIANA! NEW MODERN COUNTRY HOME ON A HILL WITH 14.47 ACRES WITH RIVER FRONTAGE. OVER 3000 SQUARE FOOT OF FINISHED LIVING AREA. LARGE MASTER SUITE, GREAT ROOM WITH OVER 16' VAULTED PINE CEILINGS WITH EXPOSED BEAMS AND HARDY PLANK SIDING. DECK WITH A VIEW. LOWER LEVEL HAS A WALK OUT BASEMENT WITH LARGE FAMILY OR PARTY ROOM. WESTERN COUNTRY DÉCOR. **REDUCED PRICE!**

Driving Directions:

FROM PROSPECT TAKE 150 TO ROLAND, AT ROLAND TURN RIGHT ONTO 275 N GO UP AND AROUND CURVE. HOME ON 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: _____