

Brooks Galloway

Real Estate

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Salesperson	Helen Presnell	Phone:	812-325-2247	Type of property	Residential	
Listing Name	WBRB424			Total Rooms	7	
Address	6330 W US Hwy 150	City	West Baden	Total Bedrooms	3	
County	Orange	Township	French Lick	Total Baths	2	
Legal Description	PT W1/2 NE25 2N 2.84 Acres +/-			Price:	\$209,000	
Type of home	Cape Cod	Trash Com.	NA		1st Floor	2nd Floor
Age / Year	2004	Wtr Softener	NA	Approx. Sq. Ft.	1020	1644
Construction	Woodframe	Disposal	Yes	Attic		
Basement/Crawl	Crawl	Dishwasher	No	Family Room		9 x 14
Type Exterior	Vinyl	Range	Yes	Dinning Room	9 x 12	
Lot Size	2.84 Acres +/-	Refrigerator	Yes	Kitchen	12 x 14	
Type Drive	Gravel	Washer/Dryer	Yes	Living Room	16 x 17	
Type of heat	Electric Heat Pump			Master Bath 1	9 x 12	
				Bath 2	4 x 12	
Type Windows	Thermo Pane					
Type Roofing	Fiberglass Shingles	Attic Fan	NA	Master Bdrm 1	12 x 12	
Water Source	Patoka	Ceiling Fans	Yes (3)	Bedroom 2		17 x 13
Carport/Garage	2 Car Garage	Fireplace	LP Gas	Bedroom 3		11 x 15
Porches/Decks	Front Porch / Rear Deck	TV(Cable/ Ant.)	Dish			
Outbuildings	None	A/C	Yes			
Possession	Immediate	Sewer/Septic	Septic			
Terms	Cash / Conventional	Water Heater	Electric	Type Floors	Carpet & Tile	
Annual Tax	\$1300.00			No. Closets	3	2
Public School	Springs Valley			Utility Room	Yes	

Remarks:

6330 W US HWY 150, WEST BADEN, INDIANA! Incredible view from the front porch of this lovely 3 bedroom 2 bath cape cod home. It is located in Poplar Acres Subdivision just minutes from the hotels and casino. All appliances are included. This is a must see and priced to sell. **REDUCED PRICE!**

Driving Directions:

From Jct 145 and State Road 56, go West on SR56 .2 miles, turn right on US 150 toward Paoli 2.1 miles and turn left into Poplar Acres Subdivision. Follow lane up hill around curve first drive on 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: _____