

Brooks Galloway

Real Estate

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Salesperson	DIANA VERTIN	Phone:	812-521-0348	Type of property	RESIDENTIAL	
Listing Name	WBW356			Total Rooms	8	
Address	6296 W HWY 150	City	WEST BADEN	Total Bedrooms	4	
County	ORANGE	Township	FRENCH LICK	Total Baths	2 1/2	
Legal Description	PT W 1/2 NE SECTION 25, TWN, R2W 4.36 ACRES			Price:	\$219,900	
Type of home	CAPE COD				1st Floor	2nd Floor
Age / Year	BUILT IN 2005			Approx. Sq. Ft.	1104	800
Construction	FRAME	Disposal	YES			
Basement/Crawl	BASEMENT	Dishwasher	INCLUDED			
Type Exterior	VINYL	Range	Not Included	Dinning Room	13 X 11	
Lot Size	4.36 ACRES	Refrigerator	Not Included	Kitchen	13 X 12	
Type Drive	GRAVEL	Washer/Dryer	HOOK-UP	Living Room	16 X 15	
Type of heat	HEAT PUMP	Microwave	INCLUDED	Master Bath 1	8 X 8	
				Bath 2 1/2	2 X 5	
Type Windows	THERMOPANE			Bath 3		19 1/2 X 6
Type Roofing	SHINGLE			Master Bdrm 1	18 X 11 1/2	
Water Source	PATOKA	Ceiling Fans	X1	Bedroom 2		19 X 11 1/2
Carport/Garage	2 CAR GARAGE	Fireplace	NONE	Bedroom 3		16 X 13
Porches/Decks	PORCH / DECK	TV(Cable/ Ant.)	AVAILABLE	Bedroom 4		14 X 9
Outbuildings	NONE	A/C	CENTRAL	Office		9 1/2 x 8
Possession	30 DAYS (NEG)	Sewer/Septic	SEPTIC			
Terms	CONVENTIONAL/CASH	Water Heater	ELECTRIC	Type Floors	Tile/Carpet	
Annual Tax	\$990.00					
Public School	SPRINGS VALLEY			Utility Room	9 X 5	

Remarks:

6296 W HWY 150, WEST BADEN, INDIANA! OWNER RELOCATING! ONLY 5 MINUTES TO THE FRENCH LICK CASINO AND 10 MINUTES TO PATOKA LAKE. THIS NEW HOME HAS MANY SPECIAL FEATURES INCLUDING 2 X 6 EXTERIOR WALLS, DIMENSIONAL SHINGLE ROOF, TILT WINDOWS FOR EASY CLEANING, PARTIALLY FINISHED BASEMENT WITH ROUGHED IN BATHROOM, LAUNDRY ON MAIN LEVEL, OPEN FLOOR PLAN, LOTS OF RECESSED LIGHTING (MANY WITH DIMMERS). THE HOME HAS OVER 1900 SQ FT WHICH INCLUDES 4-BEDROOMS, OFFICE LIVING ROOM, DINING ROOM, KITCHEN AND 2 1/2 BATHS. **REDUCED PRICE!**

Driving Directions:

TAKE STATE HWY 150 E TOWARDS PAOLI, TURN LEFT INTO THE POPLAR ACRES SUBDIVISION. WATCH FOR 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: _____