

# Alan D. Waynick

## Real Estate

101 NW First St., Paoli, IN 47454  
 Phone 812-723-5700/Fax 812-723-4189  
 Email waynicre@blueriver.net

Visit our website at  
<http://www.alanwaynickrealestate.com>



CKT 1665	772 W. A Street	Residential	7	4	1.5	\$144,900.00
	Paoli					
<b>Listing # and Name</b>	<b>Address</b>	<b>Type</b>	<b>Rooms</b>	<b>Bed-rooms</b>	<b>Baths</b>	<b>Price</b>

**Salesperson:** Alan Waynick/Craig Starr **Phone:** 812-723-5700

**Legal Description:** Babcock Add. Sec A 6

					First Floor	Basement
Construction Type	Wood Frame Ranch	Disposal	Included	Approx. Sq. Ft.	1768	780
Age Condition	1977 Good	Dishwasher	Included	Living Room	Yes	
Possession	30 DAC	Refrigerator	Included	Family Room		
Terms	Cash	Range	Included	Dining Room	Yes	
Lot Size	100x133	Air Conditioning	CA	Kitchen	Yes	
Semi Annual Tax		Ceiling Fans		Bath	Full	
Public School	Paoli	Type of Heat	NG F/A	Bath	Half	
Type Windows	Replacement	Fireplace	Stone Hearth For Wood Stove	Bed room	Yes	
Type Roofing	CSH	Cable Available	Yes	Bedroom	Yes	
Exterior	Stone/Vinyl	Gas	NG	Bedroom	Yes	
Water Heater		Septic or Sewer	Sewer	Bedroom	Yes	
Carpport/ Garage	2 Car Built in Basement	Water Source	City	Type Floors		
Other Buildings		Paved Street	Yes	Number Closets		
Other Features		Paved Drive	Concrete	Porches, decks, etc	19x4 Front Porch	Back Wood Deck

**Remarks:** Sitting in a quiet neighborhood, close to the hospital is this well maintained home sitting on a nice 100x133 lot. This 1768 sq. ft. home comes with all appliances, city utilities and is not far from all the amenities the town has to offer. It features 4 bedrooms, 1.5 baths, gas heat, central air, replacement windows, stone and vinyl exterior, concrete drive, a nice deck in the back, ADT system, stone hearth ready for a wood burner if you choose, a 2 car garage in the half basement and much, much more. For an additional \$15,000, there is a 100x133 additional lot that can be purchased with the house if you wish. Paoli School System.

**Driving directions:** From the Paoli Square go north on 37. Turn left on Sandy Hook and follow to hospital road. Turn left before the hospital and go to the stop sign. Turn right on Lincoln and go one block. The home will be on the right at the corner of Lincoln and A street.

\*\*\*\*\* PLEASE NOTE \*\*\*\*\*  
 INFORMATION CONSIDERED ACCURATE BUT NOT WARRANTED  
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