

Search Criteria: ListingOfficeID Starts with "bhp"|Status <> XF

Joan Fischer, A Different Kind of Realtor! 812-549-6940

Single Family - RESIDENTIAL

Click Photo for Additional Media and Enlargement



MLS#: 163420 **Status:** Active **ListPrice:** \$79,900
Addr: 8477 LINCOLN TRAIL RD
 GENTRYVILLE, IN 47537
County: WARRICK
Subdiv: NOT APPLICABLE **Township:** SKELTON
Area: (3)WARRICK COUNTY **Zoning:**
ParcelId: 871104100037.000-017
YearBlt: 1988 **Stories:** 1 **Approx. Sqft/ Src:** 960/P
Style: 1Story/Ranch **Bsmt:** Block **BsmtFinSF:** 0
Rooms: 4 **BR:** 2 **TotalFinSF:** 960
Baths: 1.0 **Lot SF:**
LotDim: **Lot AC:** 5
ElemSch: TENNYSON **Middle:** TECUMSEH JUNIOR HIGH
High: TECUMSEH HIGH
Paroch:
OthSch:
Legal: PT NE NW S4 T5 R6 5 A (EXC MIN)
Dir: From Gentryville, west on Boone St (at Shell Station) approx. 2.5 miles to home on south side of Lincoln Trail Road (Boone St. becomes Lincoln Trail Rd.) OR from Hwy 161 in Tennyson, travel north of Tennyson to Lincoln Trail Road, turn East.

Remarks: Completely renovated with new windows, siding and gutters, new entry door, new interior doors, new cabinets, and countertops, new flooring (tile, laminate and carpeting), new paint, new bathroom fixtures, new light fixtures. This house has tall ceilings, large rooms, large closets and a clean, spacious feel. There is even an large outside storage shed! All of this is located 5 scenic acres. Best of all, it's ready to move into! MLS#163420 \$79,900

Room Type	Lvl	Dim	Heating:	E-FWA	Exterior:	Vinyl
Kit/DinRoom	1	14'x10'	Cooling:	CentralAir	Roof:	Gable, CompShingle
LivingRoom	1	21'x14'	Floor:	Carpet, Ceramic, Laminate	Drive:	Gravel/Rock Drive
MasterBedrm	1	14'6"x10'	Fireplc:		Parking:	ParkSpaceAvail.
Bedroom	1	12'6"x10'	AppInc:	None	LotDesc:	Wooded, Hilly, Rectangl
Bathroom	1	10'x6'	Equip:	CeilFan	WatSaw:	WtrSeptic
Laundry/UtilRm	1	10'x6'	Amenities:		Warranty:	
			Int.Fea.:	Remodel, EatinKit, CrownMld, WasherCon, Edrycon	Ho Incl:	
			Ext.Fea.:	Deck, Storage, Repl. windows	Financing:	Conventional, VA, FHA, Cash, Insured
			Misc:			
			Fence:	None		

TaxYrPybl:	2008	TaxAmt:	632	TotAssdVal:	
SpecAssmt:		Exemptns:	HMST, STANDARD	AssocFee:	/

Listing Office: BH PREMIER.COM Realty/Auction LLC



For More Information Contact:
JOAN FISCHER
 Office: 812-683-8100
 Cell: 812-549-6940
 jfischerrealtor@yahoo.com
 www.joan-fischer.com



--Information deemed reliable but not guaranteed--Copyright: 2009 by the Evansville Association of REALTORS®
 Your Best Choice for Real Estate!
 Prepared by JOAN FISCHER of BH PREMIER.COM Realty/Auction LLC on 3/17/2009 2:08:13 PM