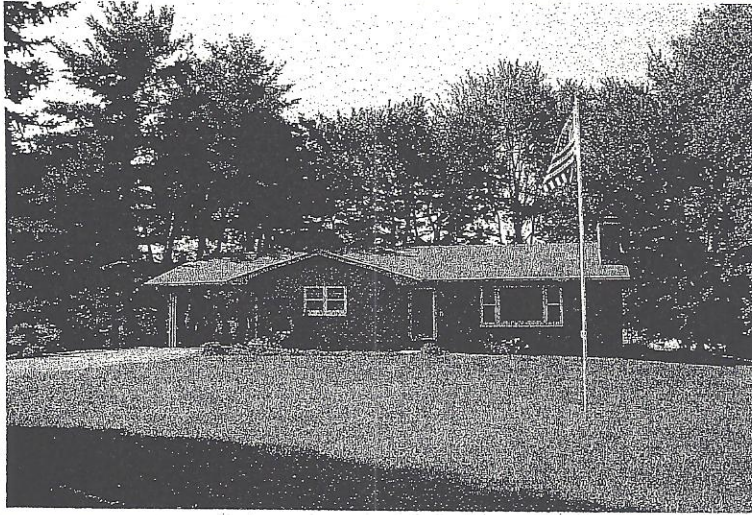




VILLAGE CROSSING
19 CHRISTMAS LAKE BOULEVARD
812-937-4486 #326

EMAIL keysanta@psci.net



LISTING AGENT	
KEY INFO	
PHONE	
SHOWING INFO	
STATUS	
TENANT	
CITY	Santa Claus
NOTES	Great commercial possibilities!
INCLUDED IN SALE	Stove, 2 Ovens, Microwave, Freezer & Window Treatments. <i>rent includes mowing</i>

ADDRESS	75 N. Holiday Blvd., Santa Claus, IN 47579					
LEGAL	SW SW 36-4-5, Spencer County, Santa Claus, IN 47579					

\$800/mo

SCHOOL CORP	ROOMS	BEDROOM	BATHS	FIN SQ. FT.	1ST LEVEL	2ND LEVEL	BASEMENT
NORTH SPENCER	6	3	1 1/2	2,007	1,236		Full (771 finished)
TYPE PROPERTY	Residential / Commercial		ROOMS	ROOM SIZE	LEVEL	FLOOR COV	
LOT SIZE	1.185 Acre		LIVING ROOM	13.4 X 18	M	Hardwood	
TAXES	\$550 / Year (Exempt)		DINING ROOM				
AGE/CONDITION	Built 1964		KITCHEN	13.6 X 17	M	Vinyl	
TOWNSHIP	Clay		FAMILY ROOM	24 X 27	LL	Carpet	
POSSESSION	30 Days		MASTER BDRM	11.3 X 13.6	M	Wood	
HEATING	Natural Gas		BEDROOM	11.2 X 12.6	M	Wood	
A/C	Central Air		BEDROOM	11 X 11.4	M	Wood	
UTILITY COST	\$125 Avg. Monthly		BEDROOM / DEN	13.4 X 14.8	LL	Carpet	
TYPE WALLS	Drywall		FULL BATH	Yes			
TYPE ROOF	Asphalt Shingle		HALF BATH	With Shower	LL		
TYPE FLOORS	Carpet / Vinyl / Hardwood		UTILITY ROOM	15.3 X 17.4	LL	Concrete	
TYPE WINDOWS	Storm						
GAS SUPPLY	Community Natural Gas		PATIO/DECK				
WATER SUPPLY	Town of Santa Claus		CARPORT	12 X 33 With Storage			
SEWAGE TYPE	City		OUT BUILDING	15 X 24			
FIREPLACE	Two-1 has insert		DRIVEWAY	Blacktop			



DIRECTIONS: Hwy 245 across from Lake Rudolph Resort, Santa Claus

NOTES: 4 Line phone hook-up. Hardwood floors. Furnace & AC approx. 6 yrs old, Amplifier for antenna. New drain lines in 99. Intercom not reliable to work.
in 2003

Information herein unwarranted and subject to change without notice, Key Associates assumes no liability for errors.