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schedule a Showing

Property Type	RESIDENTIAL	Status	Sold		(CDO	4	DOM 4	Auction No
MLS # 20233	4589	433 Courthouse I	Or Drive	Shoals		Ν	47581		LP \$59,900
		Area Martin Count	y Parcel	D 51-07-25-100-092.00	00-002	Гуре	Site-Bui	ilt Home	Waterfront No
	2 Test	Sub Other	Cross	Street	E	Bedrn	n s 2	F Baths 1	H Baths 0
	Constant of the	Township Center	Style (One Story	F	REO	No	Short Sale	No
		School District S	HOAL Elem S	Elem Shoals Community Jr			mmunity	Shoals	
		Legal Description	W SHLS LOT 30						
		Directions From L							
		Inside City	City Zoning	County Zoning	1		Zoning I	Description	

Remarks A nice 2 BR 1 Bath House in good location, just needs a little TLC. It would also make be a nice location for an office.

Agent Remarks

Sec		Lot		0.1200	,	,	45 X			esc Level	TH Fim	C-Et 000	Veen Duilt	100
		n SqFt 806			fin SqFt	520 Beio		Fin SqFt 0		Ttl Below Gd SqFt 0		SqFt 806	Year Built	
Age	84	New Const	No	Date	Complete		Ext	Aluminum	, Brick,	Bsmt Crawl			#	5
<u>Roo</u>	m Dime	<u>nsions</u>	Baths	Full	Hal	Water	CITY			Basement Material	Block			
F	rm dim	LV	B-Main	1	0	Well Type				Dryer Hookup Gas	No	Fireplace	No	
R	х		B-Upper	0	0	Sewer	City			Dryer Hookup Elec	No	Guest Qtrs	No	
DR	х		B-Blw	0	0	Fuel /	Gas,	Convention	al	Dryer Hookup G/E	No	Split Firpin	No	
R	х		Laundry	Rm	Main	Heating				Disposal	No	Ceiling Fan	No	
KT	х		Laundry	L/W	х	Cooling	Cent	al Air		Water Soft-Owned	No	Skylight	No	
ΒK	х									Water Soft-Rented	No	ADA Feature	s No	
DN	х									Alarm Sys-Sec	No	Fence		
в	11 x 10	М								Alarm Sys-Rent	No	Golf Course	No	
B	10 x 10	М								Garden Tub	No	Nr Wlkg Trai	I s No	
В	х		Garage		/	1	')	< /		Jet Tub	No	Garage Y/N	No	
в	х		Outbuildi	ng 1	Garden She	d 1	δx 12			Pool	No	Off Street Pk		
В	х		Outbuildi	ng 2			х			Pool Type				
RR	х		Assn Due	es		Freque	ncy l	Not Applicat	ole	••	/licrowave, R	efrigerator, Washe	er, Window	
.F	х		Other Fee	es						Treatments, Cooktop	-Electric, Dry	er-Gas, Oven-Eleo	ctric	
ΞX	х		Restrictio	ons										

Water Access Water Features	Wtr Name		ter Frontage	Channel		
Auctioneer Name	Lic #	Auction Date	ter Type Time	Lake Type Location		
			Time			
Financing: Existing	Proposed	1		Excluded Party None		
Annual Taxes \$1,073.10 Exemptio	n	Year Taxes Paya	able 2024	Assessed Value		
Possession At Closing						
List Office farm2country.com - office:	812-630-5722	List Agent Marcus	Marner - Cell: 812-58	35-0634		
Agent E-mail mmarner74@gmail.co	m	List Agent - User Code	e SW96613	List Team		
Co-List Office		Co-List Agent				
Showing Instr Please book on show	ng time or call Marcus @ 812-{	585-0634				
List Date 9/22/2023 Start Showing	Date Exp Date	9/22/2024 Owner/Selle	er a Real Estate Lice	ensee No Agent/Owner Related No		
Seller Concessions Offer Y/N	Se	Iler Concession Amount \$				
Contract Type Exclusive Right to Sell				Special List Cond. None		
Virtual Tours: Unbranded Virtual Tour	Lockbox Type Electronic	Master Lock Lockbox Lo	cation Front Door	Type of Sale Traditional		
Pending Date 9/26/2023	Closing Date 10/27/202	3 Selling Price \$	60,000	How Sold Conventional		
Ttl Concessions Paid \$3,600.00	Sold/Concession Remain	rks		Conc Paid By 1Seller		
Sell Office farm2country.com	Sell Ager	nt Marcus Marner				
Co-Sell Office	Co-Sell A	gent		Sell Team		
Presented Nicholas Hoium - Cell:	812-606-0435	1	farm2count	try.com - office: 812-630-5722		
Information is deemed reliable but no	guaranteed. Properties may n	ot be listed by the Agent/Off	ice presenting this re	port. Report may not contain all available dat		

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