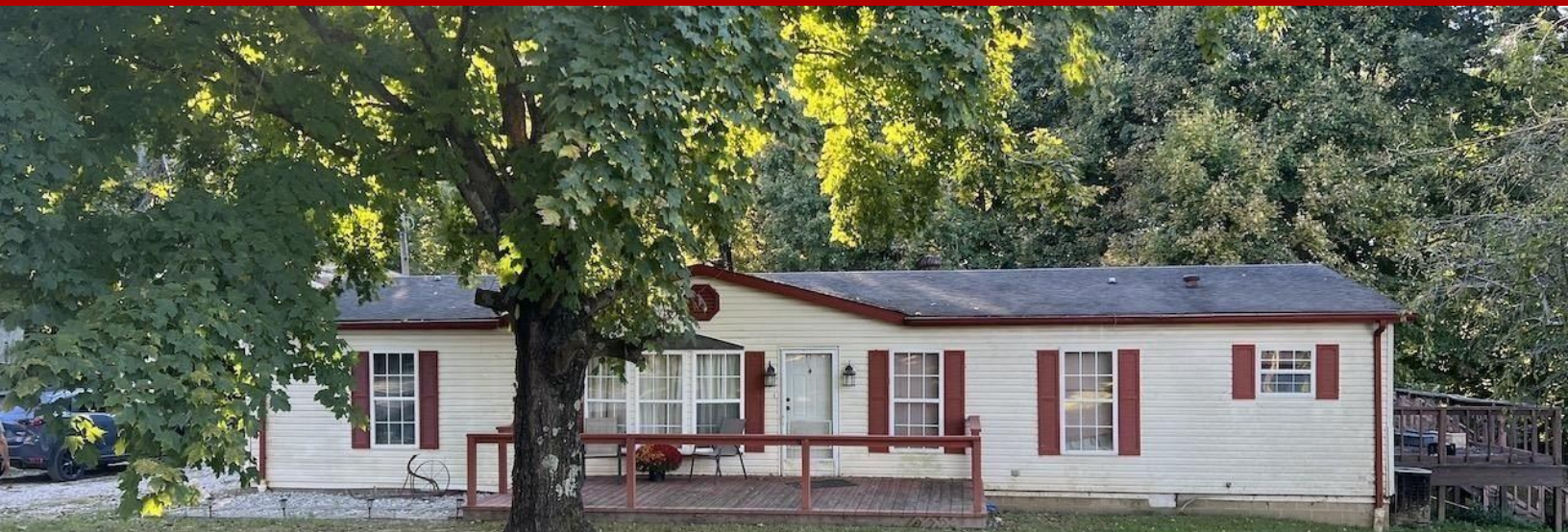


# Ranch, Modular, Manuf. Home/Mobile Home - Birdseye, IN



**2455 N Dillard Road, Birdseye, IN, 47513**

Offered at \$225,000

WANT TO BE CLOSE TO PATOKA LAKE AND ALL THE FUN??? BUT HIDDEN OFF THE BEATEN PATH???? This property is just for you. Situated on 3.01 Acres this manufactured home offers 3 bedroom and 2.5 baths. Great space as well as a nice detached garage and multiple decks. The creek flows behind the home and there are 2 barns/sheds as well. Arrive at this home with a large 22x10 front deck and enjoy also a side deck 12x18. There is a detached 20x24 for all the storage you need. Off the back of the home is also a covered back porch and in the yard is a fire pit. This home offers lots of entertaining space with it's large living room/ dining combo and also an eat in kitchen. There is a recreation room off the back that was an addition from previous owners. The laundry room offer nice cabinetry and the half bath is located just off the kitchen and laundry area. The kitchen boasts lots of cabinetry and great counter space as well as all appliances are included. Our floor plan boasts a split bedroom plan with 2 beds and a full bath with tub/shower combo on one side and the master with full master bath, two closets and a separate garden tub and shower. The double French doors that lead into the master area are just a bonus to this home. This home's location is also a fantastic feature. It is located by the Patoka Lake Winery and Patoka Lake entrance. You can enjoy a multitude of activities right here at home. These features include: Boating, Kayaking, Fishing on Patoka Lake, French Lick Casino, Marengo Cave, 45 minutes from Holiday World, French Lick Winery and Distillery, Big Splash Indoor Waterpark, Shotz of French Lick, Restaurants in French Lick and Jasper In, Movie theatres, restaurants, Holiday World and Splashin Safari, Santa's Castle, The Christmas Store, Lincoln Park and Amphitheatre, Hemlock Cliffs and more.

3 Bedrooms

3 Bathrooms

1,568 sqft

3.01 acre (lot size)

Built: 1993



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