

558 S MAIN ST**FRANKFORT**

Office # **1654**
 MLS # **15429**
 Zip 46041
 Status ACTIVE
 Area FRANKFORT CORP
 Owner COX
 Tenant No

**\$72,500**

Address 2
 #Rooms 7
 #Bedrooms 4
 #Full Baths 1
 #Half Baths 1
 Approx. SQFT **2114**
 Source ASSESSOR
 Basement Yes

Elem. School New South

Avg. Heat/Mo.
 Avg. Elect/Mo.
 Avg. Water/Mo.

Annual Tax 278.40
 Tax Year 2008
 Land Valuation 12600
 Imp. Valuation 71400
 Exempt \$ 70850
 Assoc Dues \$

Terms CASH TO SELLER

Listing Office 1 **JOE RISSE REALTY, INC.**
 Office Phone (765) 654-8892
 Listing Agent **STEVEN KEENEY**

Listing Agent 2

Lot Size 66' X 87'
 # Acres 0.13
 Water Public
 Sewer Public
 Fence None
 TV Hookup Antenna, Cable
 Patio None
 Porch Covered
 Pool
 Heat Type Hot Water
 Heat Fuel Gas-Natural
 Air Cond. Window Unit(s)
 Windows Single-Hung, Wood
 Storm Wnd. Aluminum
 Water Htr. 30-Gallon, Gas-Natural

Style 2 Story
 YR Built 1911
 Garage Cap. 1.00
 Garage Detached
 Garage SqFt 216
 Driveway Asphalt
 Attic Drop Stairs
 Roof Type Shingle
 Roof YR 2001
 Amps 200
 Fireplace None
 # Closets 7
 Screens Yes

Wnd. Treatmnts. Blinds, Curtains, Drapes

Ext. Walls Aluminum
 Int. Walls Paneled, Plaster
 Foundation Block, Brick

Appliances:
 Range, Refrigerator, Washer, Dryer

	ROOM SIZE	LEVEL	FLOOR
Bedroom 1	11'6 X 14'6	2	CARPET
Bedroom 2	11' X 13'	2	CARPET
Bedroom 3	11'6 X 14'	2	CARPET
Bedroom 4	10' X 13'	2	CARPET
Bedroom 5			
Full Bath 1	6' X 12'5	2	CARPET
Full Bath 2			
Half Bath 1	3' X 3'	1	VINYL
Kitchen	13' X 19'	1	CARPET
Dining	13'6 X 15'	1	CARPET
Living Room	15' X 19'	1	CARPET
Family			
Den/Study			
Office			
Utility Room			
Other Room 1			
Other Room 2			

Information deemed reliable, but not warranted.

Remarks Charming and affordable! This home offers you 4 bedrms & 1.5 baths. Large entry room, living rm, dining rm & good sized kitchen w/an island cooktop & breakfast bar. Lovely natural woodwork & hardwood flooring under the carpeting. Full basement, floored attic, wonderful front porch & a detached garage. Call today to take a look!

Financial Comments CAN BE SEEN ON SHORT NOTICE.

Possession Day of Final Closing
 Showing Instr. Appointment Required, No
 County **Clinton**
 Zoning D RESICENCE
 Legal ARMSTRONGS 1ST ADDN PT E END LT 4
 Tax ID # **121010411012000021**

JOE **RISSE**
 REALTY INC.
 www.joerisse.com

765-654-8892