

**1351 FOREST DR****FRANKFORT**

Office # **1723**  
 MLS # **15709**  
 Zip 46041  
 Status NEW  
 Area FRANKFORT CORP  
 Owner ROTHENBERGER  
 Tenant Yes

**\$219,900**

Address 2  
 #Rooms 8  
 #Bedrooms 3  
 #Full Baths 2  
 #Half Baths 0  
 Approx. SQFT **2794**  
 Source ASSESSOR  
 Basement No  
 Elem. School New South  
 Avg. Heat/Mo. 105  
 Avg. Elect/Mo.  
 Avg. Water/Mo.

Annual Tax 1895.96  
 Tax Year 2010  
 Land Valuation 39100  
 Imp. Valuation 151900  
 Exempt \$ 111580  
 Assoc Dues \$  
 DOM 4  
 Terms CASH TO SELLER

Listing Office 1 **JOE RISSE REALTY, INC.**  
 Office Phone (765) 654-8892  
 Listing Agent **GREG RISSE - Cell: (765) 242-3590**

Listing Agent 2

Lot Size	.45	Style	1 Story
# Acres	0.45	YR Built	1970
Water	Public	Garage Cap.	2.00
Sewer	Public	Garage	Detached, Garage Door
Fence	Invisible	Garage SqFt	672
TV Hookup	Cable	Driveway	Asphalt
Patio	Deck	Attic	Drop Stairs
Porch	Enclosed, Sun Room	Roof Type	Shingle
Pool		Roof YR	
Heat Type	Forced Air	Amps	200
Heat Fuel	Gas-Natural	Fireplace	One, Living Room,
Air Cond.	Central Air	# Closets	10
Windows	Replacement	Screens	
Storm Wnd.			
Water Htr.	40-Gallon	Wnd. Treatmnts.	
Ext. Walls	Brick	Appliances:	Dishwasher, Disposal, Microwave, Negotiable
Int. Walls	Drywall		
Foundation	Block		

	ROOM SIZE	LEVEL	FLOOR
<b>Bedroom 1</b>	14'5 X 14'5	1	CARPET
<b>Bedroom 2</b>	12' X 16'	1	CARPET
<b>Bedroom 3</b>	10'5 X 11'	1	CARPET
<b>Bedroom 4</b>			
<b>Bedroom 5</b>			
<b>Full Bath 1</b>	9' X 9'	1	TILE
<b>Full Bath 2</b>	7' X 7'	1	TILE
<b>Half Bath 1</b>			
<b>Kitchen</b>	12'5 X 16'	1	HARDWOOD
<b>Dining</b>	11' X 14'5	1	HARDWOOD
<b>Living Room</b>	14' X 18'5	1	CARPET
<b>Family</b>	20' X 22'	1	CARPET
<b>Den/Study</b>			
<b>Office</b>			
<b>Utility Room</b>	8' X 9'	1	TILE
<b>Other Room 1</b>	20' X 106'	1	TILE-SUNRM
<b>Other Room 2</b>			

**Information deemed reliable, but not warranted.**

**Remarks** Quality abounds in this fine ranch home! Loaded with recent updates including remodeled baths, kitchen, flooring and more. Spacious formal living rm w/firepl, comfortable family rm, 3 large bedrms, 2 full baths. Lovely kitchen w/great cabinets & a formal dining rm. Heated & cooled all season room for year round enjoyment. Lots of storage space, det. 2 car garage & pretty yard. Call today for your appointment!

Financial Comments 24 HR NOTICE APPRECIATED FOR SHOWINGS.

Possession	Day of Final Closing	Commission: BA	2.5
Showing Instr.	Appointment Required	Variable (Y/N)	Y
County	<b>Clinton</b>	Original Price	\$219,900
Zoning	A RESIDENCE	Lockbox (Y/N)	
Legal	RANSOM-HOMEWOOD AD. PT 76. & S 1/2 PT 75 11-21-1W		
Tax ID #	<b>121011381008000021</b>		

MLS Data Courtesy of  
**JOE RISSE**  
 REALTY INC.  
 www.joerisse.com  
**765-654-8892**