

5129 W COLFAX MANSON RD**FRANKFORT**Office # **1730**MLS # **15734**

Zip 46041

Status NEW

Area PERRY

Owner ALBAUGH

Tenant Yes

**\$129,900**

Address 2

#Rooms 6

#Bedrooms 3

#Full Baths 2

#Half Baths 0

Approx. SQFT **1506**

Source ASSESSOR

Basement No

Elem. School Clinton Prairie

Avg. Heat/Mo. 1500 / +/-

Avg. Elect/Mo. 85

Avg. Water/Mo.

Annual Tax 447.54

Tax Year 2010

Land Valuation 14000

Imp. Valuation 94000

Exempt \$ 70500

Assoc Dues \$

DOM 0

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

				ROOM SIZE	LEVEL	FLOOR	
Lot Size	.51	Style	Ranch	Bedroom 1	13' X 13'	1	HARDWOOD
# Acres	0.51	YR Built	1962	Bedroom 2	11' X 13'	1	HARDWOOD
Water	Well	Garage Cap.	2.00	Bedroom 3	10' X 12'5	1	HARDWOOD
Sewer	Septic	Garage	Attached, Garage Door	Bedroom 4			
Fence	Partial	Garage SqFt	17 X 24	Bedroom 5			
TV Hookup	Antenna	Driveway	Asphalt	Full Bath 1	5' X 8'	1	HARDWOOD
Patio	Deck, Enclosed	Attic	Drop Stairs	Full Bath 2	5' X 6'	1	VINYL
Porch	Covered	Roof Type	Shingle	Half Bath 1			
Pool		Roof YR	2002	Kitchen	13' X 28'	1	VINYL
Heat Type	Forced Air	Amps	200	Dining			
Heat Fuel	Gas-Propane	Fireplace	Two, Living Room,	Living Room	14'5 X 16'5	1	HARDWOOD
Air Cond.	Central Air	# Closets	7	Family	16'4 X 13'	1	HARDWOOD
Windows	Double-Hung, Replacement,	Screens	Yes	Den/Study			
Storm Wnd.				Office			
Water Htr.	40-Gallon	Wnd. Treatmnts.	Blinds, Curtains	Utility Room			
Ext. Walls	Brick	Appliances:	Dishwasher, Disposal, Hood, Range, Refrigerator, Softener-Owned	Other Room 1			
Int. Walls	Drywall			Other Room 2			
Foundation	Block						

Information deemed reliable, but not warranted.

Remarks This beautiful home is nestled in a lovely wooded setting. Featuring 3 bedrms & 2 full baths. Large living rm w/firepl & very nice kitchen with great cabinets! There is a nice sized family room w/fireplace. Enclosed rear deck has a gas space heater. 2 car att garage. Ample closets & storage space. The very nice touches in this home combined with recent upgrades make this one special!

Financial Comments 24 HR NTOICE IS APPRECIATED.

Possession 30+ Days after Closing
 Showing Instr. Appointment Required
 County **Clinton**
 Zoning A1 AGRICULTURE
 Legal TRACT B SE S26-T21N-R2W .51AC
 Tax ID # **120926400004000013**

Commission: BA 2.5
 Variable (Y/N) Y
 Original Price \$129,900
 Lockbox (Y/N)

MLS Data Courtesy of

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

765-654-8892