

# 4745 N WILDWOOD DR.

# FRANKFORT

Office # **1739**

MLS # **15771**

State **IN**

Zip **46041**

Area **UNION**



Price: **\$239,000**

#Rooms 8  
 #Bedrooms 4  
 #Full Baths 3  
 #Half Baths 0  
 Approx. SQFT **3250**  
 Source ASSESSOR  
 Basement No  
 High School Frankfort  
 Elem. School Suncrest  
 Avg. Heat/Mo.  
 Avg. Elect/Mo.  
 Avg. Water/Mo.

Annual Tax 1909.90  
 Tax Year 2010  
 Land Valuation 39,100  
 Imp. Valuation 220,200  
 Exempt \$ 122,060  
 Assoc Dues \$

Terms **CASH TO SELLER**

## Joe Risse Realty, Inc.

400 S. Hoke Ave., Suite #9

Frankfort, IN 46041

Phone: (765) 654-8892 Fax: (765) 654-5723

[www.joerisse.com](http://www.joerisse.com)

### Information deemed reliable, but not warranted.

Lot Size	150' X 180'	Style	1.5 Story, Ranch
# Acres	0.68	YR Built	1998
Water	Well	Garage Cap.	2.00
Sewer	Septic	Garage	Attached
Fence		Garage SqFt	
TV Hookup		Driveway	Concrete
Patio	Deck	Attic	
Porch	Covered	Roof Type	Shingle
Pool		Roof YR	
Heat Type	Forced Air	Amps	200
Heat Fuel	Electric	Fireplace	Two, Family Room,
Air Cond.	Central Air	# Closets	
Windows	Double-Hung	Screens	
Storm Wnd.		Wnd. Treatmnts.	
Water Htr.	50-Gallon	Appliances:	Dishwasher, Disposal, Range, Refrigerator
Ext. Walls	Brick, Cedar		
Int. Walls	Drywall		
Foundation	Block		

	ROOM SIZE	LEVEL	FLOOR
<b>Bedroom 1</b>	14' X 24'	1	CARPET
<b>Bedroom 2</b>	11' X 11'	1	CARPET
<b>Bedroom 3</b>	11' X 11'	1	CARPET
<b>Bedroom 4</b>	13' X 28'	2	CARPET
<b>Bedroom 5</b>			
<b>Full Bath 1</b>	14' X 10'6"	1	CERAMIC
<b>Full Bath 2</b>	7' X 8'	1	CERAMIC
<b>Half Bath 1</b>	5' X 8'	2	CERAMIC FULL
<b>Kitchen</b>	15' X 09'	1	HARDWOOD
<b>Dining</b>	12' X 14'	1	HARDWOOD
<b>Living Room</b>	17' X 18'	1	HARDWOOD
<b>Family Den/Study Office</b>			
<b>Utility Room</b>	14' X 7'	1	CERAMIC
<b>Other Room 1</b>			
<b>Other Room 2</b>			

For more information on this property and others, please contact:

**GREG RISSE - Cell: (765) 242-3590**  
[greg@joerisse.net](mailto:greg@joerisse.net)

**Remarks** Beautiful executive home located in Little Lakes Estates offers the quality, space and comfort you are looking for. Many wonderful features include a large great room with vaulted ceiling and fireplace, formal dining room and large kitchen with breakfast nook. 3 first level bedrooms include a huge master suite, complete with fireplace, tray ceiling, 2 walk-in closets and private bath with whirlpool tub and separate shower. The upper level features a large "dorm style" bedroom along with built-in book shelves, a full bath and a "loft" area office that overlooks the great room. Spacious rear deck features a hot tub. The .68 acre site is nicely landscaped and offers neighborhood amenities such as lake access, swimming, fishing, tennis, and basketball. This is the perfect house in which to raise a

Possession Day of Final Closing  
 County **Clinton**  
 Zoning  
 Legal LITTLE LAKES ESTATES - SEC 4 - LOT 38  
 Tax ID # **120613180002000018**



**You're on the move with Joe Risse Realty!**