

49 N COLLEGE STPrice: **\$129,900****Joe Risse Realty, Inc.****400 S. Hoke Ave., Suite #9****Frankfort, IN 46041**Phone: [\(765\) 654-8892](tel:(765)654-8892) Fax: [\(765\) 654-5723](tel:(765)654-5723)www.joerisse.com**Information deemed reliable, but not warranted.**

Lot Size	285' X 114'	Style	Ranch
# Acres	0.75	YR Built	1961
Water	Well	Garage Cap.	2.00
Sewer	Septic	Garage	Attached, Garage Door
Fence		Garage SqFt	462 SQFT
TV Hookup	Satellite	Driveway	Asphalt
Patio	Deck	Attic	Drop Stairs
Porch		Roof Type	Shingle
Pool	Hot Tub	Roof YR	
Heat Type	Forced Air	Amps	200
Heat Fuel	Gas-Propane	Fireplace	One, Living Room
Air Cond.	Central Air	# Closets	6
Windows	Double-Hung, Wood	Screens	Yes
Storm Wnd.	Aluminum	Wnd. Treatmnts.	Blinds, Curtains
Water Htr.	50-Gallon, Electric	Appliances:	Hood, Range, Refrigerator, Softener-Leased, Washer, Dryer
Ext. Walls	Vinyl		
Int. Walls	Drywall, Paneled		
Foundation	Block		

FRANKFORT

#Rooms 6
 #Bedrooms 3
 #Full Baths 1
 #Half Baths 1
 Approx. SQFT **1492**
 Source ASSESSOR
 Basement No
 High School Clinton Central
 Elem. School Clinton Central

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

Office # **1763**
 MLS # **15839**
 State IN
 Zip 46041
 Area JOHNSON

Annual Tax 688.68
 Tax Year 2010
 Land Valuation 35,800
 Imp. Valuation 72,800
 Exempt \$ 60390.00
 Assoc Dues \$

Terms CASH TO SELLER

	ROOM SIZE	LEVEL	FLOOR
Bedroom 1	12'6" X 13'6"	1	HARDWOOD
Bedroom 2	12' X 14'	1	HARDWOOD
Bedroom 3	12' X 14'	1	HARDWOOD
Bedroom 4			
Bedroom 5			
Full Bath 1	5' X 10'	1	VINYL
Full Bath 2			
Half Bath 1	3' X 6'	1	TILE
Kitchen	9' X 21'	1	CARPET
Dining Ro...	12' X 12'	1	CARPET
Living Room	13' X 21'	1	CARPET
Family Ro...			
Den/Study			
Office			
Utility Room	6' X 12'	1	CARPET
Other Room 1			
Other Room 2			

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

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

Remarks Nice 3 bedrm, 1.5 bath home located on 0.75A on the edge of Scircleville. Lg living rm w/fireplace, dining rm, updated kitchen. Carpeted Master bedrm. Attached 2 car garage, deck, hot tub. Newer furnace, septic in last 10yrs and 30x40 pole barn. Call today and make an appointment to see this home! 24hr notice please for showings.

Possession 30+ Days after Closing
 County **Clinton**
 Zoning R1 RURAL RES
 Legal SCIRCLES 2ND ADDN, BLOCK 31 LOT #1,2,3,4 & BLK 28
 Tax ID # **121203370001000005**

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