

1103 WALNUT AVE



Price: **\$69,900**

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 | 44' X 114' | Style | 1 Story |
| # Acres | 0.11 | YR Built | 1920 |
| Water | Public | Garage Cap. | 0.00 |
| Sewer | Public | Garage | Carport-Detached |
| Fence | Full, Privacy | Garage SqFt | CARPORT |
| TV Hookup | Cable | Driveway | Alley |
| Patio | Covered | Attic | Scuttle |
| Porch | Covered | Roof Type | Shingle |
| Pool | | Roof YR | 2003 |
| Heat Type | Forced Air | Amps | 100 |
| Heat Fuel | Gas-Natural | Fireplace | Wood Stove |
| Air Cond. | Central Air | # Closets | 5 |
| Windows | Vinyl | Screens | Yes |
| Storm Wnd. | | Wnd. Treatmnts. | Blinds |
| Water Htr. | 40-Gallon, Gas-Natural | Appliances: | Disposal, Hood, Range |
| Ext. Walls | Vinyl | | |
| Int. Walls | Drywall | | |
| Foundation | Block, Slab | | |

FRANKFORT

#Rooms 6
 #Bedrooms 3
 #Full Baths 1
 #Half Baths 0
 Approx. SQFT **1300**
 Source ASSESSOR
 Basement No
 High School Frankfort
 Elem. School New South
 Avg. Heat/Mo. 65
 Avg. Elect/Mo.
 Avg. Water/Mo.

Office # **1765**
 MLS # **15847**
 State IN
 Zip 46041
 Area FRANKFORT CORP

Annual Tax 5.00
 Tax Year 2010
 Land Valuation 5900
 Imp. Valuation 24500
 Exempt \$ 30400
 Assoc Dues \$

Terms CASH TO SELLER

| | ROOM SIZE | LEVEL | FLOOR |
|---------------------|-------------|-------|--------|
| Bedroom 1 | 10' X 11'6" | 1 | CARPET |
| Bedroom 2 | 9' X 11'6" | 1 | CARPET |
| Bedroom 3 | 12' X 13'6" | 1 | CARPET |
| Bedroom 4 | | | |
| Bedroom 5 | | | |
| Full Bath 1 | 10' X 9' | 1 | VINYL |
| Full Bath 2 | | | |
| Half Bath 1 | | | |
| Kitchen | 13'6" X 9' | 1 | VINYL |
| Dining Ro... | 14' X 8' | 1 | VINYL |
| Living Room | 13'2" X 25' | 1 | CARPET |
| Family Ro... | | | |
| Den/Study | | | |
| Office | | | |
| Utility Room | 6'6" X 9' | 1 | CARPET |
| Other Room 1 | | | |
| Other Room 2 | | | |

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

GREG RISSE - Cell: (765) 242-3590
greg@joerisse.net

Remarks Stop & take a look! Totally updated and remodeled. Very spacious living rm, dining rm, kitchen. Updated bath, lg linen closet. 3 nice sized bedrms. Vinyl sided, vinyl windows, newer roof. Updated 100 amp electric. Large util shed with loft for storage. Detached carport. Privacy fenced yard, covered patio and porch. Call and make your appointment today!

Possession Negotiable
 County **Clinton**
 Zoning OPEN INDUSTRIAL
 Legal CLOVER LEAF PARK ADDN PT LOTS 189-190
 Tax ID # **121009281024000021**



You're on the move with Joe Risse Realty!