

1655 E GARNETT DR

FRANKFORT

Office # **1782**

MLS # **15887**

State IN

Zip 46041

Area UNION



Price: **\$239,500**

#Rooms 8
 #Bedrooms 5
 #Full Baths 3
 #Half Baths 0
 Approx. SQFT **2631**
 Source ASSESSOR
 Basement Yes
 High School Frankfort
 Elem. School Suncrest
 Avg. Heat/Mo.
 Avg. Elect/Mo.
 Avg. Water/Mo.

Annual Tax 1314.94
 Tax Year 2010
 Land Valuation 40140.00
 Imp. Valuation 152,200.00
 Exempt \$ 99555
 Assoc Dues \$ 220

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

Information deemed reliable, but not warranted.

Lot Size	176' x 351'	Style	2 Story
# Acres	1.37	YR Built	1998
Water	Well	Garage Cap.	2.00
Sewer	Septic	Garage	Attached
Fence	None	Garage SqFt	30' X 28'
TV Hookup		Driveway	Concrete
Patio	Deck	Attic	
Porch	Stoop	Roof Type	Shingle
Pool		Roof YR	1998
Heat Type	Heat Pump	Amps	200
Heat Fuel	Electric	Fireplace	None
Air Cond.	Central Air	# Closets	8
Windows	Double-Hung, Thermal	Screens	
Storm Wnd.		Wnd. Treatmnts.	
Water Htr.		Appliances:	
Ext. Walls	Brick		
Int. Walls	Drywall		
Foundation	Block, Poured Concrete		

	ROOM SIZE	LEVEL	FLOOR
Bedroom 1	13'4" X 17'1"	2	CARPET
Bedroom 2	10'8" 10'	1	CARPET
Bedroom 3	10'6" X 11'6"	2	CARPET
Bedroom 4	10'8" X 11'6"	2	CARPET
Bedroom 5	15'5" X 16'	2	CARPET
Full Bath 1	10' X 13'4"	2	TILE
Full Bath 2	8' X 11'5"	2	TILE
Half Bath 1			
Kitchen	21'10" x 13'8"	1	WOOD
Dining	18'6" X 13'8"	1	CARPET
Living Room	13'4" X 27'6"	1	CARPET
Family			
Den/Study			
Office			
Utility Room	6'5" X 8'10"	2	VINYL
Other Room 1	5'6" X 10'9"	1	FBATH-TILE
Other Room 2			

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

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

Remarks Well built and with lots of recent renovations, this lovely home has so much to offer. 4 or 5 bedrooms, 3 full baths. Formal living/dining room combination. Large family room with vaulted ceiling. Spacious kitchen with lots of cabinet and counter space. All bedrooms are spacious with abundant closet space. Master bath with corner whirlpool tub. 1st level den/office/5th bedroom. Newly finished basement is great for entertaining + exercise area. Oversized 2 car garage, rear deck and 1+ acre lot. Seller is an Indiana Licensed Sales Person

Possession 30+ Days after Closing
 County **Clinton**
 Zoning R1 RURAL RES
 Legal LAKE RIDGE ESTATES LOT #7 1.37A
 Tax ID # **120624253004000018**



You're on the move with Joe Risse Realty!