

1051 E BOONE ST



Price: **\$99,900**

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	70' X 125'
# Acres	0.20
Water	Public
Sewer	Public
Fence	
TV Hookup	
Patio	Deck
Porch	Open
Pool	
Heat Type	Forced Air
Heat Fuel	Gas-Natural
Air Cond.	Central Air
Windows	Casement, Single-Hung,
Storm Wnd.	
Water Htr.	40-Gallon, Gas-Natural
Ext. Walls	Vinyl
Int. Walls	Drywall
Foundation	Block

Style	1 Story, Ranch
YR Built	1962
Garage Cap.	1.00
Garage	Attached
Garage SqFt	
Driveway	Asphalt, Concrete
Attic	Scuttle
Roof Type	Shingle
Roof YR	
Amps	100
Fireplace	One, Family Room,
# Closets	8
Screens	Yes
Wnd. Treatmnts.	Blinds, Curtains
Appliances:	Disposal, Range, Refrigerator

	ROOM SIZE	LEVEL	FLOOR
Bedroom 1	10'6" X 12'6"	1	CARPET
Bedroom 2	10' X 11'6"	1	CARPET
Bedroom 3	9' X 11'	1	CARPET
Bedroom 4			
Bedroom 5			
Full Bath 1	4' X 10'6"	1	VINYL
Full Bath 2	8' X 8'	1	VINYL
Half Bath 1			
Kitchen	12'6" X 17'	1	CERAMIC TILE
Dining			
Living Room	12'6" X 18'	1	CARPET
Family	19'6" X 20'	1	CARPET
Den/Study			
Office			
Utility Room	14' X 12'	1	VINYL
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 Don't judge this book by its cover; this home is much larger than it appears. Very well maintained one level ranch features 3 bedrooms and 2 full baths. This home is truly in move in condition and is available for occupancy at closing. Huge family room with gas fireplace opens to the rear deck. Beautiful kitchen with abundant cabinets, counters and planning desk. Spacious living room and master bedroom features a private bath. Huge laundry room. Great east side location in Frankfort. Interior photos available at www.joerisse.com

Possession	
County	Clinton
Zoning	A RESIDENCE
Legal	RANSOM-HOMEWOOD ADD. LOT 22
Tax ID #	121011331004000021



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FRANKFORT

#Rooms 6
 #Bedrooms 3
 #Full Baths 2
 #Half Baths 0
 Approx. SQFT **1530**
 Source ASSESSOR
 Basement No
 High School Frankfort
 Elem. School New South
 Avg. Heat/Mo.
 Avg. Elect/Mo.
 Avg. Water/Mo.

Office # **1788**
 MLS # **15894**
 State IN
 Zip 46041
 Area FRANKFORT CORP

Annual Tax 230.00
 Tax Year 2010
 Land Valuation 14310
 Imp. Valuation 63300
 Exempt \$ 72765.00
 Assoc Dues \$

Terms CASH TO SELLER