



Frankfort **46041**
 Listing Price **\$74,900**
 MLS # **201701010**
 Area **Clinton County**
 Listing Date **1/5/2017**
 REO Y/N **No**
 Short Sale Y/N **No**
 Auction Y/N **No**

JOE RISSE
 REALTY INC.
 www.joerisse.com

Property Information

Property SubType Style	Site-Built Home Two and Half Story	Pool Y/N	No	Square Footage	
# Total Rooms	7	Garage/# of Cars		Above Grade Finished SqFt	1,999
Total # Bedrooms	4	Garage Type		Above Grade Unfin. SqFt	0
# Above Grade Bedrooms	4	Waterfront Y/N	No	Below Grade Finished SqFt	0
Total # Full Baths	2	Water Name		Below Grade Unfin. SqFt	919
Total # Half Baths	0	Year Built	1890	Total Finished SqFt	1,999
Fireplace Y/N	No	Zoning		Total SqFt	2,918
FIREPLACE	None	Annual Taxes	\$1,538.22	Room	Approximate Size
		Year Taxes Payable	2016		Level
		Association Dues \$		Living Room	15 x 16
		Assoc. Dues Frequency	Not Applicable	Dining Room	19 x 14
				Kitchen	13 x 12
Lot Dimensions	62' x 66'			Family Room	x
Approx. Lot Size Acres	0.0930			Bedroom 1	18 x 11
Legal Description	AUGHES ADD PT LT 12 & PT E NE 10-21-1W .04A			Bedroom 2	14 x 16
Subdivision	None			Bedroom 3	14 x 10
				Bedroom 4	14 x 14
				Bedroom 5	x
					x
					x
Schools		Utilities			
School District	Community Schools of Frankfort	Water Utility	City		
Elementary	Blue Ridge Primary	Sewer	City		
Middle School	Frankfort				
High School	Frankfort				

Directions and Remarks

Directions to Property **From I-65 take State Road 28 into Frankfort to Jackson Street. Go North on Jackson Street to Washington Street. Go East on Washington Street to home on the SE corner of Washington and Clay.**

Remarks **This nice large home has been gutted and completely redone on the inside. Updates include new wiring, plumbing, heating, cabinets, counters, fixtures, flooring, walls, ceilings and more! Big living room, formal dining room and first floor master bedroom with full bath. 3 large bedrooms on the upper level with a big full bath, additional finished space in the attic. Big covered front porch plus full basement and corner lot.**

Other Features

ARCHITECTURAL STYLE **Traditional**
 BASEMENT/FOUNDATION **Full Basement, Outside Entrance Only,
Unfinished**
 BASEMENT MATERIAL **Brick**
 EXTERIOR **Vinyl**
 LOT DESCRIPTION **Corner, Level, 0-2.9999**
 SALE INCLUDES **No Appliances Included, Water Heater Electric**

AMENITIES **Attic Storage, Attic-Walk-up, Cable Available, Ceiling
-9+, Ceiling Fan(s), Countertops-Laminate, Detector-Smoke,
Foyer Entry, Natural Woodwork, Porch Covered, Stand Up
Shower, Tub/Shower Combination, Main Level Bedroom Suite,
Formal Dining Room, Main Floor Laundry**
 HEATING/FUEL **Gas, Forced Air**
 COOLING **None**
 PROPOSED FINANCING **Cash, Conventional, FHA, USDA, Indiana
Housing Authority, VA**
 WATER FEATURES **None**
 ENRGY EFFCNT WIN/DOORS **Insulated Glass Windows**

Prepared by: **Alex Risse**
 Cell: 765-357-4124
 alex@joerisse.net

Joe Risse Rlty, nc
OFC: 765-654-8892
 Listing Office: Joe Risse Rlty, nc