



Unbranded Virtual Tour

\$10,000 PRICE DROP!!

Frankfort 46041
 Listing Price **NOW \$219,900**
 MLS # **201633741**
 Area **Clinton County**

JOE RISSE
 REALTY INC.
 www.joerisse.com

REO Y/N **No**
 Short Sale Y/N **No**
 Auction Y/N **No**

Property Information

Property SubType **Condo/Attached Walls** Pool Y/N **No**
 Style **Two Story** Garage/# of Cars **2.0**
 # Total Rooms **9** Garage Type **Attached**
 Total # Bedrooms **4** Waterfront Y/N **No**
 # Above Grade Bedrooms **3** Water Name
 Total # Full Baths **3** Year Built **1989**
 Total # Half Baths **0** Zoning
 Fireplace Y/N **Yes** Annual Taxes **\$2,143.92**
 FIREPLACE **Family Rm, Living/Great** Year Taxes Payable **2016**
 Association Dues \$ **\$600.00**
 Assoc. Dues Frequency **Quarterly**

Lot Dimensions **0**
 Approx. Lot Size Acres **0.0000**
 Legal Description **WILLIAMS CREEK LOT A SUB PLAT 9**
 Subdivision **None**
 Builder's Name

Schools

School District **Community Schools of Frankfort**
 Elementary **Blue Ridge Primary**
 Middle School **Frankfort**
 High School **Frankfort**

Utilities

Water Utility **City**
 Sewer **City**

Square Footage

Above Grade Finished SqFt **1,803**
 Above Grade Unfin. SqFt **0**
 Below Grade Finished SqFt **1,803**
 Below Grade Unfin. SqFt **0**
 Total Finished SqFt **3,606**
 Total SqFt **3,606**

Room	Approximate Size	Level
Living Room	22 x 14	Main
Dining Room	14 x 12	Main
Kitchen	15 x 22	Main
Family Room	25 x 20	Main
Bedroom 1	18 x 14	Main
Bedroom 2	12 x 12	Main
Bedroom 3	12 x 12	Main
Bedroom 4	14 x 14	Lower
Bedroom 5	x	
	25 x 12	Lower
	x	

Directions and Remarks

Directions to Property **From I-65 take State Road 28 into Frankfort to Williams St. Go South on Williams to Coin Drive. Go East on Coin Drive to home on North side.**

Remarks **This walk-out condo is beautiful and spacious. Upper level features a large entry with parquet flooring, a living room/dining room combination with vaulted ceiling and wood-burning fireplace. Large master suite with big walk-in closet and full bath. Walk-in closet in 2nd bedroom also. Cherry paneled den/office plus eat-in kitchen with 2 pantries and an enclosed porch that over looks the rear yard. Lower level has a 2nd master suite virtually identical to the upper. Large family room with fireplace, plus recreation room and large cedar lined closet room and a covered lower porch area. 2 car attached garage. All appliances remain with the property. NEW FURNACE INSTALLED 3/15/17**

Other Features

ARCHITECTURAL STYLE **Ranch**
 BASEMENT/FOUNDATION **Walk-Out Basement, Finished, Outside Entrance**
 BASEMENT MATERIAL **Poured Concrete**
 EXTERIOR **Brick, Vinyl**
 LOT DESCRIPTION **Slope, Water View**
 SALE INCLUDES **Dishwasher, Microwave, Refrigerator, Washer, Dryer-Electric, Water Heater Gas**

AMENITIES **Attic Pull Down Stairs, Cable Available, Ceiling Fan(s), Closet(s) Cedar, Closet(s) Walk-in, Detector-Smoke, Disposal, Eat-In Kitchen, Foyer Entry, Garage Door Opener, Porch Covered, Porch Enclosed, Tub/Shower Combination, Main Level Bedroom Suite**
 HEATING/FUEL **Gas, Forced Air**
 COOLING **Central Air**
 PROPOSED FINANCING **Cash, Conventional, FHA, USDA, Indiana Housing Authority, VA**
 WATER FEATURES **None**
 ENRGY EFFCNT WIN/DOORS **Insulated Glass Windows**

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