



**Frankfort 46041**  
 Listing Price **\$349,900**  
 MLS # **201724832**  
 Area **Clinton County**  
 Listing Date **6/2/2017**  
 Expiration Date **12/2/2017**  
 REO Y/N **No**  
 Short Sale Y/N **No**  
 Auction Y/N **No**



**Property Information**

Property SubType **Site-Built Home** Pool Y/N **No**  
 Style **Two Story** Garage/# of Cars **3.0**  
 # Total Rooms **9** Garage Type **Attached**  
 Total # Bedrooms **4** Waterfront Y/N **No**  
 # Above Grade Bedrooms **4** Water Name  
 Total # Full Baths **3** Year Built **1994**  
 Total # Half Baths **1** Zoning  
 Fireplace Y/N **Yes** Annual Taxes **\$2,305.60**  
 FIREPLACE **Living/Great Rm** Year Taxes Payable **2017**  
**, Gas Log,** Association Dues \$ **\$600.00**  
**Ventless** Assoc. Dues Frequency **Annually**

**Square Footage**  
 Above Grade Finished SqFt **4,421**  
 Above Grade Unfin. SqFt **0**  
 Below Grade Finished SqFt **0**  
 Below Grade Unfin. SqFt **0**  
 Total Finished SqFt **4,421**  
 Total SqFt **4,421**

Lot Dimensions **Irregular**  
 Approx. Lot Size Acres **1.1500**  
 Legal Description **Kelley Estates Lot #10**  
 Subdivision **None**  
 Builder's Name

<b>Room</b>	<b>Approximate Size</b>	<b>Level</b>
Living Room	26 x 20	Main
Dining Room	15 x 12	Main
Kitchen	24 x 19	Main
Family Room	14 x 14	Main
Bedroom 1	18 x 16	Upper
Bedroom 2	13 x 12	Upper
Bedroom 3	16 x 12	Upper
Bedroom 4	14 x 13	Upper
Bedroom 5	x	
Bonus	18 x 17	Upper
	x	

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

**Utilities**  
 Water Utility **Well**  
 Sewer **Septic**

**Directions and Remarks**

Directions to Property **Take State Road 28 through Frankfort to Maish Road. Go South on Maish Road to Kelley Road. Go East on Kelley Road to Hiland Dr. Go South on Hiland Drive and home will be on the left hand side.**

Remarks **If you're looking for one of Clinton County's finest homes, you'll need to stop and take the opportunity to look here! With over 4400 square feet, this beautiful estate home offer 4 large bedrooms and 3.5 baths. Beginning in the massive entry foyer you can move through the formal dining room into massive kitchen with center island/bar and all appliances. Then it's on the the enormous great room with a gas fireplace and built-in cabinetry. Off the great room is the den/study with additional built-ins. Up the stairs brings you to the spacious master suite with a vaulted ceiling and private bath with a dual basin vanity and enclosed shower. The 2nd bedroom has it's own private bath and bedrooms 3&4 share a Jack & Jill bath and separate vanities in each room. Other features include a huge bonus room over the garage area with stairs down to the garage, plus a**

**Other Features**

ARCHITECTURAL STYLE **Tudor**  
 BASEMENT/FOUNDATION **Crawl**  
 BASEMENT MATERIAL **Block**  
 EXTERIOR **Brick, Cement Board**  
 LOT DESCRIPTION **Irregular, Partially Wooded, 0-2.9999**  
 SALE INCLUDES **Dishwasher, Microwave, Refrigerator, Range**  
**-Electric, Water Heater Gas, Water Softener-Owned, Basketball Goal**

AMENITIES **Alarm System-Security, Built-In Bookcase, Built-in Desk, Cable Ready, Ceiling-9+, Ceiling Fan(s), Closet(s) Walk-in , Countertops-Laminate, Crown Molding, Deck Covered, Deck Open, Detector-Smoke, Disposal, Dryer Hook Up Gas/Elec, Eat -In Kitchen, Foyer Entry, Garage Door Opener, Kitchen Island, Natural Woodwork, Pantry-Walk In, Porch Open, Twin Sink Vanity, Stand Up Shower, Tub/Shower Combination, Formal Dining Room, Garage-Heated, Main Floor Laundry, Sump Pump, Jack & Jill Bath**  
 HEATING/FUEL **Gas, Forced Air**  
 COOLING **Central Air**

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