



**Frankfort** **46041**  
 Listing Price **\$104,900**  
 MLS # **201734798**  
 Area **Clinton County**



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 **One Story** Garage/# of Cars  
 # Total Rooms **5** Garage Type  
 Total # Bedrooms **3** Waterfront Y/N **No**  
 # Above Grade Bedrooms **3** Water Name  
 Total # Full Baths **2** Year Built **2017**  
 Total # Half Baths **0** Zoning  
 Fireplace Y/N **No** Annual Taxes **\$360.58**  
 FIREPLACE **None** Year Taxes Payable **2017**  
 Association Dues \$  
 Assoc. Dues Frequency **Not Applicable**

### Square Footage

Above Grade Finished SqFt **1,352**  
 Above Grade Unfin. SqFt **0**  
 Below Grade Finished SqFt **0**  
 Below Grade Unfin. SqFt **0**  
 Total Finished SqFt **1,352**  
 Total SqFt **1,352**

Lot Dimensions **66' x 132'**  
 Approx. Lot Size Acres **0.2000**  
 Legal Description **J H PARIS & COS ADD LOT 29**  
 Subdivision **None**  
 Builder's Name **David Cooper**

### Room

Room	Approximate Size	Level
Living Room	15 x 15	Main
Dining Room	x	
Kitchen	15 x 14	Main
Family Room	x	
Bedroom 1	13 x 12	Main
Bedroom 2	10 x 12	Main
Bedroom 3	11 x 11	Main
Bedroom 4	x	
Bedroom 5	x	

### Schools

School District **Community Schools of Frankfort**  
 Elementary **Suncrest**  
 Middle School **Frankfort**  
 High School **Frankfort**

### Utilities

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

### Directions and Remarks

Directions to Property **From I-65 take State Road 28 into Frankfort to Columbia Street. Go North on Columbia Street to Paris Street. Go West on Paris Street 1 block to John Street. Go North on John Street, home will be on the West side.**

Remarks **This brand new home is ready to be your brand new home! Just finished, this home features 3 bedrooms, 2 full baths, living room and kitchen with dishwasher, and micro-wave hood. Built to be energy efficient with insulated windows and doors and a high efficiency furnace. Beautiful kitchen cabinets and lots of counter space. Full bath of the master bedroom. Covered front porch and open rear deck. All ready to go now!**

### Other Features

ARCHITECTURAL STYLE **Bungalow**  
 BASEMENT/FOUNDATION **Crawl**  
 BASEMENT MATERIAL **Block**  
 EXTERIOR **Asphalt**  
 LOT DESCRIPTION **Level, 0-2.9999**  
 SALE INCLUDES **Dishwasher, Microwave, Kitchen Exhaust Hood, Water Heater Gas**

AMENITIES **Cable Available, Cable Ready, Ceiling Fan(s), Countertops-Laminate, Deck Open, Detector-Smoke, Disposal, Dryer Hook Up Gas/Elec, Eat-In Kitchen, Porch Covered, Range /Oven Hk Up Gas/Elec, Tub/Shower Combination, Main Level Bedroom Suite, Main Floor Laundry**  
 HEATING/FUEL **Gas, Forced Air**  
 COOLING **Central Air**  
 PROPOSED FINANCING **Cash, Conventional, FHA, USDA, Indiana Housing Authority**  
 WATER FEATURES **None**  
 ENERGY EFFICIENT **Windows**

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

**Joe Risse Realty, Inc.**  
**OFC: 765-654-8892**  
 Listing Office: **Joe Risse Realty, Inc.**