



**Frankfort** **46041**  
 Listing Price **\$69,900**  
 MLS # **201750158**  
 Area **Clinton County**  
 Listing Date **11/1/2017**  
 REO Y/N **No**  
 Short Sale Y/N **No**  
 Auction Y/N **No**

**JOE RISSE**  
 REALTY INC.  
 www.joerisse.com

### Property Information

Property SubType **Site-Built Home** Pool Y/N **No**  
 Style **One and Half Story** Garage/# of Cars **2.0**  
 # Total Rooms **7** Garage Type **Attached**  
 Total # Bedrooms **4** Waterfront Y/N **No**  
 # Above Grade Bedrooms **4** Water Name  
 Total # Full Baths **1** Year Built **1915**  
 Total # Half Baths **0** Zoning  
 Fireplace Y/N **Yes** Annual Taxes **\$541.88**  
 FIREPLACE **Living/Great Rm** Year Taxes Payable **2017**  
**, Gas Log,** Association Dues \$  
 Assoc. Dues Frequency **Not Applicable**

### Square Footage

Above Grade Finished SqFt **2,046**  
 Above Grade Unfin. SqFt **0**  
 Below Grade Finished SqFt **0**  
 Below Grade Unfin. SqFt **0**  
 Total Finished SqFt **2,046**  
 Total SqFt **2,046**

Lot Dimensions **80' x 161'**  
 Approx. Lot Size Acres **0.2950**  
 Legal Description **Buam's Addition Lot #2**  
 Subdivision **None**  
 Builder's Name

### Room

Room	Approximate Size	Level
Living Room	27 x 13	Main
Dining Room	13 x 12	Main
Kitchen	12 x 12	N/A
Family Room	x	
Bedroom 1	12 x 11	Main
Bedroom 2	14 x 15	Main
Bedroom 3	26 x 13	Upper
Bedroom 4	18 x 12	Upper
Bedroom 5	x	
	x	
	x	

### Schools

School District **Community Schools of Frankfort**  
 Elementary **Blue Ridge Primary**  
 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 East Street. Go North on East Street for 2.5 blocks, home will be on the West side of the Street.**

Remarks **This attractive home has had lots of updates, and with 4 bedrooms, you'll have all the space you need! Large living room with gas log fireplace. Big kitchen/dining room with lots of cabinets and refrigerator, stove, dishwasher and microwave included. Big first level master bedroom. 2 huge upper level bedrooms. Over-sized attached 2 car garage. Extra large yard with fenced area. Covered front porch. A lot of home for the money!**

### Other Features

ARCHITECTURAL STYLE **Traditional**  
 BASEMENT/FOUNDATION **Crawl**  
 BASEMENT MATERIAL **Block**  
 EXTERIOR **Vinyl**  
 LOT DESCRIPTION **Level, 0-2.9999**  
 SALE INCLUDES **Dishwasher, Microwave, Refrigerator, Range-Gas, Water Heater Gas**

AMENITIES **Attic Storage, Breakfast Bar, Cable Available, Cable Ready, Ceiling Fan(s), Closet(s) Walk-in, Countertops-Laminate, Disposal, Dryer Hook Up Electric, Garage Door Opener, Porch Covered, Storm Doors, Stand Up Shower, Main Floor Laundry**  
 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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