



**Frankfort** **46041**  
 Listing Price **\$59,500**  
 MLS # **201750216**  
 Area **Clinton County**  
 Listing Date **11/2/2017**  
 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 **One Story** Garage/# of Cars  
 # Total Rooms **6** Garage Type  
 Total # Bedrooms **3** Waterfront Y/N **No**  
 # Above Grade Bedrooms **3** Water Name  
 Total # Full Baths **1** Year Built **1930**  
 Total # Half Baths **0** Zoning **R Residential**  
 Fireplace Y/N **No** Annual Taxes **\$857.72**  
 FIREPLACE **None** Year Taxes Payable **2017**  
 Association Dues \$  
 Assoc. Dues Frequency **Not Applicable**

### Square Footage

Above Grade Finished SqFt **1,267**  
 Above Grade Unfin. SqFt **0**  
 Below Grade Finished SqFt **0**  
 Below Grade Unfin. SqFt **0**  
 Total Finished SqFt **1,267**  
 Total SqFt **1,267**

Lot Dimensions **54' x 74'**  
 Approx. Lot Size Acres **0.0920**  
 Legal Description **Part of Lot #2 Armantrout's Addition.**  
 Subdivision **None**  
 Builder's Name

### Room

Room	Approximate Size	Level
Living Room	14 x 13	Main
Dining Room	14 x 15	Main
Kitchen	12 x 11	Main
Family Room	x	
Bedroom 1	12 x 10	Main
Bedroom 2	10 x 13	Main
Bedroom 3	11 x 14	Main
Bedroom 4	x	
Bedroom 5	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 Taylor Street. Go North on Taylor Street approximately 1.5 blocks. Home is on the East side of the Street.**

Remarks **This home is ready to go! Offering 3 bedrooms and 2 full baths, this home has the space you need. Big kitchen, living room and dining room. Master bedroom with full bath. Partial basement, covered front porch and storage shed. Low traffic street.**

### Other Features

ARCHITECTURAL STYLE **Traditional**  
 BASEMENT/FOUNDATION **Partial Basement**  
 BASEMENT MATERIAL **Block, Brick**  
 EXTERIOR **Asbestos**  
 LOT DESCRIPTION **Level, Partially Wooded, 0-2.9999**  
 SALE INCLUDES **No Appliances Included, Water Heater Electric**

AMENITIES **Dryer Hook Up Electric, Eat-In Kitchen, Porch Covered, Range/Oven Hk Up Gas/Elec, Twin Sink Vanity, Tub /Shower Combination, Main Floor Laundry**  
 HEATING/FUEL **Gas, Forced Air**  
 COOLING **None**  
 PROPOSED FINANCING **Cash, Conventional, FHA, Indiana Housing Authority, VA**  
 WATER FEATURES **None**

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

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