



**Frankfort** **46041**  
 Listing Price **\$59,500**  
 MLS # **201750218**  
 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 and Half Story** Garage/# of Cars  
 Garage Type  
 # Total Rooms **6** Waterfront Y/N **No**  
 Total # Bedrooms **3** Water Name  
 # Above Grade Bedrooms **3** Year Built **1905**  
 Total # Full Baths **1** Zoning **R Residential**  
 Total # Half Baths **1** Annual Taxes **\$321.78**  
 Fireplace Y/N **No** Year Taxes Payable **2017**  
 FIREPLACE **None** Association Dues \$  
 Assoc. Dues Frequency **Not Applicable**

### Square Footage

Above Grade Finished SqFt **1,440**  
 Above Grade Unfin. SqFt **0**  
 Below Grade Finished SqFt **0**  
 Below Grade Unfin. SqFt **336**  
 Total Finished SqFt **1,440**  
 Total SqFt **1,776**

Lot Dimensions **50' x 106'**  
 Approx. Lot Size Acres **0.1200**  
 Legal Description **Pt SW NW .07 Acre**  
 Subdivision **None**  
 Builder's Name

Room	Approximate Size	Level
Living Room	21 x 12	Basement
Dining Room	16 x 13	Main
Kitchen	11 x 10	Main
Family Room	x	
Bedroom 1	13 x 13	Upper
Bedroom 2	8 x 11	Upper
Bedroom 3	13 x 11	Upper
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 Van Buren Street. Go South on Van Buren 1/2 block. Home is on the West side of the street.**

Remarks **You know you're home when you step in this cute 1 1/2 story home. Offering a big living room, dining room, cozy kitchen, laundry and 1/2 bath on the first level, and 3 bedrooms and full bath on the upper level. Nice covered front porch plus a shaded rear yard with fenced dog run. Partial basement for storage and shelter.**

### Other Features

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

AMENITIES **Countertops-Laminate, Detector-Smoke, Dryer Hook Up Electric, Porch Covered, Range/Oven Hk Up Gas/Elec, Tub /Shower Combination, Main Floor Laundry**  
 HEATING/FUEL **Gas, Forced Air**  
 COOLING **Wall AC**  
 PROPOSED FINANCING **Cash, Conventional, FHA, USDA, Indiana Housing Authority, VA**  
 ENRGY EFFCNT WIN/DOORS **Storm Doors**

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