



Frankfort **46041**
 Listing Price **\$299,900**
 MLS # **201805122**
 Area **Clinton County**
 Listing Date **2/8/2018**
 REO Y/N **No**
 Short Sale Y/N **No**
 Auction Y/N

Property Information

Property SubType **Site-Built Home** Pool Y/N **No**
 Style **One and Half** Garage/# of Cars **3.0**
Story Garage Type **Attached**
 # Total Rooms **10** Waterfront Y/N **Yes**
 Total # Bedrooms **4** Water Name **Little Lake**
 # Above Grade **4** Year Built **2005**
 Bedrooms **R1 - Single**
 Total # Full Baths **3** Zoning **Family**
 Total # Half Baths **1** Annual Taxes **Residential**
 Fireplace Y/N **Yes** Year Taxes Payable **\$2,231.36**
 FIREPLACE **Living/Great Rm,** Year Taxes Payable **2017**

Square Footage
 Above Grade Finished SqFt **2,723**
 Above Grade Unfin. SqFt **0**
 Below Grade Finished SqFt **1,322**
 Below Grade Unfin. SqFt **0**
 Total Finished SqFt **4,045**
 Total SqFt **4,045**

Lot Dimensions **Irregular**
 Approx. Lot Size Acres **0.8500**
 Legal Description **Little Lakes Estates Lot #2**
 Subdivision **None**
 Builder's Name

Room	Approximate Size	Level
Living Room	16 x 15	Main
Dining Room	13 x 19	Main
Kitchen	11 x 12	Main
Family Room	14 x 17	Lower
Bedroom 1	12 x 14	Main
Bedroom 2	13 x 11	Upper
Bedroom 3	13 x 12	Upper
Bedroom 4	10 x 9	Upper
Bedroom 5	x	
Off	9 x 9	Lower
Rec	14 x 29	Lower

Schools **Utilities**
 School District **Community Schools of** Water Utility **Well**
Frankfort Sewer **Septic**
 Elementary **Suncrest**
 Middle School **Frankfort**
 High School **Frankfort**

Directions and Remarks

Directions to Property **From I-65, take State Road 28 through Frankfort to Maish Road. Go North on Maish Road to County Road 450 N. Go West on 450 N to Wildwood Dr. Go North on Wildwood to first home on West side.**

Remarks **Beautiful lake front home in Little Lakes Estates just north of Frankfort. This home is filled with hardwood floors and vaulted ceilings. Great room with fireplace, Kitchen with quartz counters and all appliances. Features 4 bedrooms with 1st floor master bedroom & 3.5 baths. Huge basement includes recreation room, family room, craft room, exercise room and full bath. So much to offer!**

Other Features

ARCHITECTURAL STYLE **Tudor**
 BASEMENT/FOUNDATION **Daylight, Full Basement**
 BASEMENT MATERIAL **Poured Concrete**
 EXTERIOR **Stone, Wood**
 LOT DESCRIPTION **Level, Waterfront**
 SALE INCLUDES **Dishwasher, Microwave, Refrigerator, Range**
-Electric, Sump Pump+Battery Backup, Water Heater Electric, Water
Softener-Owned

AMENITIES **1st Bdrm En Suite, Ceiling Fan(s), Ceilings-Vaulted,**
Closet(s) Walk-in, Countertops-Laminate, Deck Open, Detector
-Smoke, Disposal, Dryer Hook Up Electric, Eat-In Kitchen,
Garage Door Opener, Jet Tub, Kitchen Island, Laundry-Chute,
Natural Woodwork, Porch Covered, Twin Sink Vanity, Wet Bar,
Stand Up Shower, Tub and Separate Shower, Tub/Shower
Combination, Sump Pump
 HEATING/FUEL **Propane, Forced Air**
 COOLING **Central Air**
 PROPOSED FINANCING **Cash, Conventional, FHA, USDA, Indiana**
Housing Authority, VA

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