



**Frankfort** 46041  
 Listing Price **\$279,900**  
 MLS # **201805122**  
 Area **Clinton County**  
 Listing Date **2/8/2018**  
 REO Y/N **No**  
 Short Sale Y/N **No**  
 Auction Y/N

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

### Property Information

Property SubType Style	<b>Site-Built Home One and Half Story</b>	Pool Y/N	<b>No</b>	<b>Square Footage</b>		
# Total Rooms	<b>10</b>	Garage/# of Cars	<b>3.0</b>	Above Grade Finished SqFt	<b>2,723</b>	
Total # Bedrooms	<b>4</b>	Garage Type	<b>Attached</b>	Above Grade Unfin. SqFt	<b>0</b>	
# Above Grade Bedrooms	<b>4</b>	Waterfront Y/N	<b>Yes</b>	Below Grade Finished SqFt	<b>1,322</b>	
Total # Full Baths	<b>3</b>	Water Name	<b>Little Lake</b>	Below Grade Unfin. SqFt	<b>0</b>	
Total # Half Baths	<b>1</b>	Year Built	<b>2005</b>	Total Finished SqFt	<b>4,045</b>	
Fireplace Y/N	<b>Yes</b>	Zoning	<b>R1 - Single Family Residential</b>	Total SqFt	<b>4,045</b>	
FIREPLACE	<b>Living/Great Rm,</b>	Annual Taxes	<b>\$2,231.36</b>	<b>Room</b>	<b>Approximate Size</b>	<b>Level</b>
		Year Taxes Payable	<b>2017</b>	Living Room	16 x 15	Main
Lot Dimensions	<b>Irregular</b>			Dining Room	13 x 19	Main
Approx. Lot Size Acres	<b>0.8500</b>			Kitchen	11 x 12	Main
Legal Description	<b>Little Lakes Estates Lot #2</b>	<b>Utilities</b>		Family Room	14 x 17	Lower
Subdivision	<b>None</b>	Water Utility	<b>Well</b>	Bedroom 1	12 x 14	Main
Builder's Name		Sewer	<b>Septic</b>	Bedroom 2	13 x 11	Upper
<b>Schools</b>				Bedroom 3	13 x 12	Upper
School District	<b>Community Schools of Frankfort</b>			Bedroom 4	10 x 9	Upper
Elementary	<b>Suncrest</b>			Bedroom 5	x	
Middle School	<b>Frankfort</b>			Off	9 x 9	Lower
High School	<b>Frankfort</b>			Rec	14 x 29	Lower

### 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**

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.