



Frankfort **46041**
 Listing Price **\$119,900**
 MLS # **201816691**
 Area **Clinton County**
 Listing Date **4/26/2018**
 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 Story** Garage/# of Cars **1.0**
 # Total Rooms **6** Garage Type **Attached**
 Total # Bedrooms **3** Waterfront Y/N **No**
 # Above Grade Bedrooms **3** Water Name
 Total # Full Baths **1** Year Built **1955**
 Total # Half Baths **0** Zoning
 Fireplace Y/N **Yes** Annual Taxes **\$2,314.28**
 FIREPLACE **Living/Great Rm** Year Taxes Payable **2018**
, Wood Burning Association Dues \$
 Assoc. Dues Frequency **Not Applicable**

Square Footage

Above Grade Finished SqFt **1,248**
 Above Grade Unfin. SqFt **0**
 Below Grade Finished SqFt **0**
 Below Grade Unfin. SqFt **0**
 Total Finished SqFt **1,248**
 Total SqFt **1,248**

Lot Dimensions **114' x 94'**
 Approx. Lot Size Acres **0.2400**
 Legal Description **First Kentwood Addition Lot #11**
 Subdivision **None**
 Builder's Name

Room

Room	Approximate Size	Level
Living Room	15 x 20	Main
Dining Room	10 x 9	Main
Kitchen	10 x 9	Main
Family Room	x	
Bedroom 1	12 x 13	Main
Bedroom 2	12 x 13	Main
Bedroom 3	10 x 13	Main
Bedroom 4	x	
Bedroom 5	x	

Schools

School District **Community Schools of Frankfort**
 Elementary **Blue Ridge / Green Meadows**
 Middle School **Frankfort**

Utilities

Water Utility **City**
 Sewer **City**

Directions and Remarks

Directions to Property **From I-65 take State Road 28 through Frankfort to Kentwood Drive. Go South on Kentwood and veer to the left to Cheryl Lane. Home will be on the East side of the Street.**

Remarks **PERFECT PLACE! You'll love the location of this attractive stone ranch. Perfect for someone looking to downsize, it offers easy access to the East side amenities of Frankfort. Offering 3 bedrooms, a remodeled bath, big living room with fireplace, dining area and hardwood floors throughout, this home is gives you space yet feels cozy at the same time. Other features include all kitchen appliances plus washer and dryer, energy efficient replacement windows, high efficiency gas furnace, central air conditioning and a nice fenced in rear yard.**

Other Features

ARCHITECTURAL STYLE **Ranch**
 BASEMENT/FOUNDATION **Crawl**
 BASEMENT MATERIAL **Block**
 EXTERIOR **Stone**
 LOT DESCRIPTION **Level**
 SALE INCLUDES **Refrigerator, Cooktop-Electric, Dryer-Electric, Oven -Built-In, Oven-Electric, Water Heater Gas**

AMENITIES **Cable Ready, Ceiling Fan(s), Countertops-Laminate, Detector-Smoke, Garage Door Opener, Natural Woodwork, Patio Open, Tub/Shower Combination, Main Floor Laundry**
 HEATING/FUEL **Gas, Forced Air**
 COOLING **Central Air**
 PROPOSED FINANCING **Conventional, FHA, USDA, Indiana Housing Authority, VA**
 WATER FEATURES **None**
 ENERGY EFFICIENT **Windows**
 ENRGY EFFCNT WIN/DOORS **Insulated Glass Windows, Storm Doors**

Prepared by: **Karen Butcher**
Cell: 765-242-3224
karen@joerisse.net

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