



**Frankfort** 46041  
 Listing Price **\$156,000**  
 MLS # **201824427**  
 Area **Clinton County**  
 Listing Date **6/5/2018**  
 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 **2.0**  
 # Total Rooms **6** Garage Type **Attached**  
 Total # Bedrooms **2** Waterfront Y/N **No**  
 # Above Grade Bedrooms **2** Water Name  
 Total # Full Baths **2** Year Built **1990**  
 Total # Half Baths **0** Zoning  
 Fireplace Y/N **Yes** Annual Taxes **\$722.36**  
 FIREPLACE **None** Year Taxes Payable **2018**  
 Association Dues \$  
 Assoc. Dues Frequency **Not Applicable**

### Square Footage

Above Grade Finished SqFt **1,671**  
 Above Grade Unfin. SqFt **0**  
 Below Grade Finished SqFt **0**  
 Below Grade Unfin. SqFt **0**  
 Total Finished SqFt **1,671**  
 Total SqFt **1,671**

Lot Dimensions **90" x 154"**  
 Approx. Lot Size Acres **0.3200**  
 Legal Description **Southwood Estates Lot #8**  
 Subdivision **None**  
 Builder's Name

### Room

Room	Approximate Size	Level
Living Room	14 x 19	Main
Dining Room	13 x 12	Main
Kitchen	12 x 9	Main
Family Room	10 x 16	Main
Bedroom 1	13 x 15	Main
Bedroom 2	12 x 14	Main
Bedroom 3	x	
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 into Frankfort to Jackson Street. Go South on Jackson Street to Armstrong St. Go East on Armstrong St., to Clay St. Go South on Clay Street to Fisher Street. Go East on Fisher to home on the North side of Street.**

Remarks **Tucked away on a cul-de-sac on the South side of Frankfort, you'll find this lovely home just waiting for you to become the new owner. At a little under 1700 sq. ft., it's just the right size and offers a formal living room, galley kitchen that includes all appliances, breakfast area and family room with built-in bookcases. You'll also find 2 good sized bedrooms and 2 full baths. Master bath has a dual basin vanity. Many updates includes newer furnace and central air. New granite counter tops and back splash in kitchen. Big 2 car garage, front porch and wood deck overlooking a wooded creek with abundant birds and other wildlife.**

### Other Features

ARCHITECTURAL STYLE **Ranch**  
 BASEMENT/FOUNDATION **Crawl**  
 BASEMENT MATERIAL **Block**  
 EXTERIOR **Brick, Wood**  
 LOT DESCRIPTION **Partially Wooded, 0-2.9999**  
 SALE INCLUDES **Dishwasher, Microwave, Refrigerator, Dryer-Electric, Range-Gas, Water Heater Gas**

AMENITIES **1st Bdrm En Suite, Cable Available, Ceiling Fan(s), Countertops-Stone, Deck Open, Detector-Smoke, Disposal, Garage Door Opener, Porch Covered, Main Floor Laundry, Sump Pump**  
 HEATING/FUEL **Gas, Forced Air**  
 COOLING **Central Air**  
 PROPOSED FINANCING **Cash, Conventional, FHA, USDA, Indiana Housing Authority, VA**  
 ENRGY EFFCNT WIN/DOORS **Insulated Doors, Insulated Glass Windows, Storm Doors**

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