



Frankfort **46041**
 Listing Price **\$109,900**
 MLS # **201825654**
 Area **Clinton County**
 Listing Date **6/14/2018**
 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 **Two and Half Story** Garage/# of Cars **1.0**
 # Total Rooms **7** Garage Type **Detached**
 Total # Bedrooms **3** Waterfront Y/N **No**
 # Above Grade Bedrooms **3** Water Name
 Total # Full Baths **2** Year Built **1900**
 Total # Half Baths **0** Zoning
 Fireplace Y/N **No** Annual Taxes **\$1,741.00**
 FIREPLACE **None** Year Taxes Payable **2017**
 Association Dues \$
 Assoc. Dues Frequency **Not Applicable**

Square Footage

Above Grade Finished SqFt **1,624**
 Above Grade Unfin. SqFt **0**
 Below Grade Finished SqFt **0**
 Below Grade Unfin. SqFt **644**
 Total Finished SqFt **1,624**
 Total SqFt **2,268**

Lot Dimensions **35' x 126'**
 Approx. Lot Size Acres **0.1012**
 Legal Description **Barner Park Addition Lot 2, Block B**
 Subdivision **None**
 Builder's Name

Room

Room	Approximate Size	Level
Living Room	13 x 20	Main
Dining Room	12 x 13	Main
Kitchen	10 x 13	Main
Family Room	x	
Bedroom 1	11 x 12	Upper
Bedroom 2	10 x 12	Upper
Bedroom 3	9 x 11	Upper
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 Clay Street. Go South on Clay Street to Boone Street. Go East on Boone Street 2 blocks, home will be on the South side of the Street.**

Remarks **Lovely home in a great location! This very well maintained home offers plenty of space with 3 bedrooms and 2 full baths. Fixed attic loft room with many uses could be a 4th bedroom or whatever you choose. Nice sized dining room and kitchen includes gas range, refrigerator and dishwasher. Full basement is nicely painted and bright with laundry area and includes an spacious open area with pool table and room for other activities. Updated 200 amp electric service. This home also offers a nice enclosed front porch and a spacious open deck in rear. Detached garage is accessed from the alley behind, plus an additional parking area.**

Other Features

ARCHITECTURAL STYLE **Traditional**
 BASEMENT/FOUNDATION **Full Basement, Unfinished**
 BASEMENT MATERIAL **Block**
 EXTERIOR **Wood**
 LOT DESCRIPTION **Level, 0-2.9999**
 SALE INCLUDES **Dishwasher, Refrigerator, Washer, Dryer-Electric, Range-Gas, Water Heater Gas**

AMENITIES **Cable Available, Cable Ready, Countertops-Laminate, Deck Open, Detector-Smoke, Dryer Hook Up Gas/Elec, Landscaped, Natural Woodwork, Porch Enclosed, Stand Up Shower**
 HEATING/FUEL **Gas, Forced Air**
 COOLING **Central Air**
 PROPOSED FINANCING **Cash, Conventional, USDA, Indiana Housing Authority, VA**
 WATER FEATURES **None**

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.