



**Frankfort** **46041**  
 Listing Price **\$87,000**  
 MLS # **201830136**  
 Area **Clinton County**  
 Listing Date **7/8/2018**  
 REO Y/N **No**  
 Short Sale Y/N **No**  
 Auction Y/N **No**

**JOE RISSE**  
 REALTY INC.  
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### Property Information

Property SubType **Site-Built Home** Pool Y/N **No**  
 Style **One Story** Garage/# of Cars **1.0**  
 # Total Rooms **5** Garage Type **Detached**  
 Total # Bedrooms **2** Waterfront Y/N **No**  
 # Above Grade Bedrooms **2** Water Name  
 Total # Full Baths **1** Year Built **1950**  
 Total # Half Baths **0** Zoning  
 Fireplace Y/N **Yes** Annual Taxes **\$61.00**  
 FIREPLACE **Living/Great Rm** Year Taxes Payable **2017**  
**, Wood Burning** Association Dues \$  
 Assoc. Dues Frequency **Not Applicable**

### Square Footage

Above Grade Finished SqFt **1,098**  
 Above Grade Unfin. SqFt **0**  
 Below Grade Finished SqFt **0**  
 Below Grade Unfin. SqFt **1,098**  
 Total Finished SqFt **1,098**  
 Total SqFt **2,196**

Lot Dimensions **66' x 66'**  
 Approx. Lot Size Acres **0.1000**  
 Legal Description **PT LOT 17 E CATTERLINS ADD**  
 Subdivision **None**  
 Builder's Name

### Room

Room	Approximate Size	Level
Living Room	18 x 12	Main
Dining Room	14 x 10	Main
Kitchen	10 x 10	Main
Family Room	x	
Bedroom 1	14 x 12	Main
Bedroom 2	11 x 12	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 takes State Road 28 into Frankfort to Williams Street. Go North on Williams Street 2 blocks. Home is on the NE corner of Washington Street and Williams Street.**

Remarks **Here you'll find a very well maintained bungalow that's ready and waiting to be your new home. Features two good sized bedrooms, living room with fireplace, dining room and kitchen with refrigerator and gas range included. There's also a nice enclosed front porch, full unfinished basement, a 1 car detached garage and asphalt drive. Nice corner lot. Washer and dryer also included. Security system does not stay, but can be purchased.**

### Other Features

ARCHITECTURAL STYLE **Bungalow**  
 BASEMENT/FOUNDATION **Full Basement, Unfinished**  
 BASEMENT MATERIAL **Block**  
 EXTERIOR **Vinyl**  
 LOT DESCRIPTION **Corner, Level**  
 SALE INCLUDES **Refrigerator, Washer, Dryer-Electric, Range-Gas, Water Heater Gas**

AMENITIES **Alarm System-Security, Cable Available, Countertops-Laminate, Detector-Smoke, Disposal, Dryer Hook Up Electric, Garage Door Opener, Porch Enclosed, Storm Doors, Tub/Shower Combination**  
 HEATING/FUEL **Gas, Forced Air**  
 COOLING **Central Air**  
 PROPOSED FINANCING **Cash, Conventional, FHA, USDA, Indiana Housing Authority, VA**  
 WATER FEATURES **None**  
 ENERGY EFFICIENT **Windows**  
 ENRGY EFFCNT WIN/DOORS **Insulated Glass Windows, Storm**

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