



Frankfort 46041
 Listing Price **\$94,900**
 MLS # **201904383**
 Area **Clinton County**
 Listing Date **2/8/2019**
 REO Y/N **No**
 Short Sale Y/N **No**
 Auction Y/N **No**

JOE RISSSE
 REALTY INC.
 www.joerisse.com

Property Information

Property SubType **Site-Built Home** Pool Y/N **No**
 Style **One Story** Garage/# of Cars **2.0**
 # Total Rooms **5** Garage Type **Detached**
 Total # Bedrooms **3** Waterfront Y/N **No**
 # Above Grade Bedrooms **3** Water Name
 Total # Full Baths **4** Year Built **1946**
 Total # Half Baths **1** Zoning
 Fireplace Y/N **Yes** Annual Taxes **\$1,023.08**
 FIREPLACE **Family Rm, Living/Great Rm, Electric,** Year Taxes Payable **2018**
 Association Dues \$
 Assoc. Dues Frequency **Not Applicable**

Square Footage
 Above Grade Finished SqFt **1,475**
 Above Grade Unfin. SqFt **0**
 Below Grade Finished SqFt **200**
 Below Grade Unfin. SqFt **490**
 Total Finished SqFt **1,675**
 Total SqFt **2,165**

Lot Dimensions **80 x 134**
 Approx. Lot Size Acres **0.2300**
 Legal Description **PT NW SE 3-21-1W .30A**
 Subdivision **None**
 Builder's Name

Room	Approximate Size	Level
Living Room	10 x 18	Main
Dining Room	x	
Kitchen	8 x 18	Main
Family Room	9 x 17	Basement
Bedroom 1	12 x 14	Main
Bedroom 2	9 x 11	Main
Bedroom 3	8 x 13	Main
Bedroom 4	x	
Bedroom 5	x	

Schools
 School District **Community Schools of Frankfort**
 Elementary **Suncrest**
 Middle School **Frankfort**
 High 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 North on Jackson Street to Kyger Street. Go West on Kyger Street to Delphi Ave. Go North on Delphi Avenue to home on the West side of the Street.**

Remarks **This home is much larger than it appears and sets on a large lot. 3 bedrooms and 3 baths. Living room with fireplace. Nicer kitchen with built-in appliances. Full basement with family room (with fireplace) and bar area, plus lots of storage. Big yard extends to street behind. 2 car detached garage plus mini barn storage. Big patio too!**

Other Features

ARCHITECTURAL STYLE **Ranch**
 BASEMENT/FOUNDATION **Full Basement, Partially Finished**
 BASEMENT MATERIAL **Block**
 EXTERIOR **Stone, Wood**
 LOT DESCRIPTION **Level, 0-2.9999**
 SALE INCLUDES **Microwave, Refrigerator, Cooktop-Electric, Water Heater Gas**

AMENITIES **Countertops-Laminate, Eat-In Kitchen, Garage Door Opener, Natural Woodwork, Patio Open, Porch Covered, Stand Up Shower, Tub/Shower Combination**
 HEATING/FUEL **Electric, Gas, Baseboard, Forced Air**
 COOLING **Wall AC**
 PROPOSED FINANCING **Cash, Conventional**
 WATER FEATURES **None**



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