



**Frankfort** 46041  
 Listing Price **\$134,900**  
 MLS # **201907945**  
 Area **Clinton County**  
 Listing Date **3/7/2019**  
 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 **6** Garage Type **Attached**  
 Total # Bedrooms **3** Waterfront Y/N **No**  
 # Above Grade Bedrooms **3** Water Name  
 Total # Full Baths **1** Year Built **1963**  
 Total # Half Baths **1** Zoning  
 Fireplace Y/N **No** Annual Taxes **\$943.32**  
 FIREPLACE **None** Year Taxes Payable **2018**  
 Association Dues \$  
 Assoc. Dues Frequency **Not Applicable**

### Square Footage

Above Grade Finished SqFt **1,367**  
 Above Grade Unfin. SqFt **0**  
 Below Grade Finished SqFt **0**  
 Below Grade Unfin. SqFt **0**  
 Total Finished SqFt **1,367**  
 Total SqFt **1,367**

Lot Dimensions **73' x 125'**  
 Approx. Lot Size Acres **0.2095**  
 Legal Description **LOT 5 RANSOM HOMEWOOD ADD**  
 Subdivision **None**  
 Builder's Name

### Room

Room	Approximate Size	Level
Living Room	14 x 17	Main
Dining Room	10 x 11	Main
Kitchen	10 x 17	Main
Family Room	x	
Bedroom 1	11 x 14	Main
Bedroom 2	11 x 13	Main
Bedroom 3	11 x 10	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 into Frankfort to Williams Street. Go South on Williams Street to Homewood Drive. Go East on Homewood Drive, home will be on the North side of the street.**

Remarks **Very nice ranch home in an excellent location! This 3 bedroom home is well cared for and it shows! Bedrooms are all good sized plus a large full bath and 1/2 bath too. Nice living room, plus dining room and breakfast bar in the kitchen. Nice cabinets, counter space and pantry closet. Also features a new roof, newly updated electrical box, high efficiency furnace, water softener and replacement windows. Open patio in rear overlooks the nice sized rear yard.**

### Other Features

ARCHITECTURAL STYLE **Ranch**  
 BASEMENT/FOUNDATION **Crawl**  
 BASEMENT MATERIAL **Block**  
 EXTERIOR **Brick, Masonite**  
 LOT DESCRIPTION **Level, 0-2.9999**  
 SALE INCLUDES **Dishwasher, Microwave, Washer, Dryer-Electric, Range-Electric, Water Heater Gas, Water Softener-Owned**

AMENITIES **Cable Available, Cable Ready, Countertops-Laminate, Detector-Smoke, Disposal, Eat-In Kitchen, Foyer Entry, Natural Woodwork, Patio Open, Porch Covered, Tub/Shower Combination, Main Floor Laundry**  
 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**

Listed By:  
**THE RISSSE TEAM**

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