



Frankfort 46041
 Listing Price **\$172,900**
 MLS # **201918281**
 Area **Clinton County**
 Listing Date **5/10/2019**
 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 **One Story** Garage/# of Cars **2.0**
 # Total Rooms **7** Garage Type **Attached**
 Total # Bedrooms **2** Waterfront Y/N **No**
 # Above Grade Bedrooms **2** Water Name
 Total # Full Baths **2** Year Built **1964**
 Total # Half Baths **1** Zoning
 Fireplace Y/N **Yes** Annual Taxes **\$1,524.00**
 FIREPLACE **Family Rm, Gas** Year Taxes Payable **2018**
Log, Vented Association Dues \$
 Assoc. Dues Frequency **Not Applicable**

Square Footage
 Above Grade Finished SqFt **1,900**
 Above Grade Unfin. SqFt **0**
 Below Grade Finished SqFt **0**
 Below Grade Unfin. SqFt **0**
 Total Finished SqFt **1,900**
 Total SqFt **1,900**

Lot Dimensions **108'135**
 Approx. Lot Size Acres **0.3347**
 Legal Description **Lot #43 Risse's 2nd Addition**
 Subdivision **None**
 Builder's Name

Room	Approximate Size	Level
Living Room	17 x 17	Main
Dining Room	x	
Kitchen	11 x 14	Main
Family Room	12 x 15	Main
Bedroom 1	11 x 21	Main
Bedroom 2	11 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 through Frankfort to Maish Road. Go South on Maish Road to Wilshire Drive. Go East on Wilshire Drive to Melody Lane. Home is on the Southeast corner of Wilshire and Melody.**

Remarks **Beautiful well maintained ranch home on a gorgeous corner lot. Plenty of space inside at 1900 square feet. Features a large living room, cozy family room with fireplace and hardwood floor. Beautiful kitchen with all appliances. Huge bonus room for big gatherings. 2 bedroom suites each with full bathroom and a 1/2 bath in hallway. Beautiful yard and landscaping, covered front porch, 2 car garage with lots of shelving plus storage built on to the rear. Other goodies include washer and dryer, a built-in gas grill, security system, replacement windows and more!**

Other Features

ARCHITECTURAL STYLE **Ranch**
 BASEMENT/FOUNDATION **Crawl**
 BASEMENT MATERIAL **Block**
 EXTERIOR **Brick**
 LOT DESCRIPTION **Corner, Irregular, Level, Partially Wooded, 0 -2.9999**
 SALE INCLUDES **Dishwasher, Microwave, Refrigerator, Washer, Window Treatments, Cooktop-Gas, Dryer-Electric, Kitchen Exhaust Hood, Laundry-Stacked W/D, Oven-Built-In, Water Heater Gas, Water Softener-Ownnd**

AMENITIES **Alarm System-Security, Cable Available, Cable Ready, Ceiling Fan(s), Countertops-Laminate, Detector-Smoke, Disposal, Eat-In Kitchen, Foyer Entry, Natural Woodwork, Porch Covered, Six Panel Doors, Wiring-Security System, Tub/Shower Combination, Main Level Bedroom Suite, Garage-Heated, Main Floor Laundry**
 HEATING/FUEL **Gas, Forced Air**
 COOLING **Central Air**
 PROPOSED FINANCING **Cash, Conventional, FHA, USDA, Indiana Housing Authority, VA**
 WATER FEATURES **None**



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