



Kirklin 46050
 Listing Price **\$189,900**
 MLS # **201937671**
 Area **Clinton County**
 Listing Date **8/26/2019**
 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 **Two Story** Garage/# of Cars **2.0**
 # Total Rooms **6** Garage Type **Attached**
 Total # Bedrooms **4** Waterfront Y/N **No**
 # Above Grade Bedrooms **4** Water Name
 Total # Full Baths **2** Year Built **1993**
 Total # Half Baths **1** Zoning
 Fireplace Y/N **Yes** Annual Taxes **\$1,203.00**
 FIREPLACE **Living/Great Rm** Year Taxes Payable **2018**
, Wood Burning Association Dues \$
 Assoc. Dues Frequency **Not Applicable**

Square Footage

Above Grade Finished SqFt **2,054**
 Above Grade Unfin. SqFt **0**
 Below Grade Finished SqFt **0**
 Below Grade Unfin. SqFt **832**
 Total Finished SqFt **2,054**
 Total SqFt **2,886**

Lot Dimensions **703' x 411 x 706' x 411'**
 Approx. Lot Size Acres **6.6930**
 Legal Description **PT NE 19-21-2E 6.693A**
 Subdivision **None**
 Builder's Name

Room

| Room | Approximate Size | Level |
|-------------|------------------|-------|
| Living Room | 18 x 13 | Main |
| Dining Room | x | |
| Kitchen | 19 x 11 | Main |
| Family Room | x | |
| Bedroom 1 | 17 x 13 | Upper |
| Bedroom 2 | 13 x 10 | Upper |
| Bedroom 3 | 13 x 10 | Upper |
| Bedroom 4 | 10 x 10 | Main |
| Bedroom 5 | x | |
| | x | |
| | x | |

Schools

School District **Clinton Central School Corp.**
 Elementary **Clinton Central**
 Middle School **Clinton Central**
 High School **Clinton Central**

Utilities

Water Utility **Well**
 Sewer **Septic**

Directions and Remarks

Directions to Property **Take State Road 28 East from Frankfort to County Road 900 E. Go South on 900 E. approximately 1.5 miles. Home is on the West side of the road.**

Remarks **Consider this country home with over 2000 square feet to be your blank canvas. It needs some interior renovation and you can finish it anyway you'd like. Nice floor plan offer 4 bedrooms, 2.5 baths, large great room with fireplace, enclosed year round Florida room, eat-in kitchen and main level laundry. Large master bedroom with private bath and big walk-in closet. Nice deep basement can be finished or is great for storage. Over -sized 2 car garage with plenty of work space. High efficiency furnace and central air. Great rural location offers privacy on a large 6.7 acre site that's heavily wooded on the north side. Easy access to State Road 28 or US 421.**

Other Features

ARCHITECTURAL STYLE **Traditional**
 BASEMENT/FOUNDATION **Full Basement, Unfinished**
 BASEMENT MATERIAL **Poured Concrete**
 EXTERIOR **Vinyl**
 LOT DESCRIPTION **Heavily Wooded, Level, 6-9.999**
 SALE INCLUDES **Dishwasher, Range-Electric, Water Heater Electric**

AMENITIES **Countertops-Laminate, Detector-Smoke, Dryer Hook Up Electric, Eat-In Kitchen, Firepit, Garage Door Opener, Natural Woodwork, Porch Florida, Tub/Shower Combination, Garage-Heated, Main Floor Laundry**
 HEATING/FUEL **Propane, Forced Air**
 COOLING **Central Air**
 PROPOSED FINANCING **Cash, Conventional**
 WATER FEATURES **None**
 ENERGY EFFICIENT **Doors, Windows**
 ENRGY EFFCNT WIN/DOORS **Insulated Glass Windows**

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