



**Frankfort** 46041  
 Listing Price **\$97,900**  
 MLS # **201937983**  
 Area **Clinton County**  
 Listing Date **8/29/2019**  
 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 **1.0**  
 # Total Rooms **4** Garage Type **Attached**  
 Total # Bedrooms **2** Waterfront Y/N **No**  
 # Above Grade Bedrooms **2** Water Name  
 Total # Full Baths **1** Year Built **1960**  
 Total # Half Baths **0** Zoning  
 Fireplace Y/N **No** Annual Taxes **\$265.00**  
 FIREPLACE **None** Year Taxes Payable **2018**  
 Association Dues \$  
 Assoc. Dues Frequency **Not Applicable**

### Square Footage

Above Grade Finished SqFt **988**  
 Above Grade Unfin. SqFt **0**  
 Below Grade Finished SqFt **0**  
 Below Grade Unfin. SqFt **0**  
 Total Finished SqFt **988**  
 Total SqFt **988**

Lot Dimensions **117' x 181'**  
 Approx. Lot Size Acres **0.5000**  
 Legal Description **PT S NE 8-22-1E .50A**  
 Subdivision **None**  
 Builder's Name

### Room Approximate Size Level

Room	Approximate Size	Level
Living Room	17 x 13	Main
Dining Room	x	
Kitchen	12 x 13	Main
Family Room	x	
Bedroom 1	13 x 13	Main
Bedroom 2	10 x 11	Main
Bedroom 3	x	
Bedroom 4	x	
Bedroom 5	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 29 North of Michigantown to County Road 500 N. Go West on 500 North 2 miles to County Road 400 E. Go North of 400 East, home will be on the West side of the road.**

Remarks **Here's a great and affordable country home in the Clinton Central School district. If you want the country without a lot to take care of, you need to check out this cozy 2 bedroom home that's move-in ready. There is a lot to like here including a beautiful kitchen with granite counter and all appliances (including a small wine fridge). Nice living room with open concept to the kitchen. 2 nice sized bedrooms and a remodeled bath. All new flooring throughout. All electric heat and central air conditioning. Attached garage with work space. Low maintenance vinyl exterior, replacement windows and nicely landscaped. Fenced area for animals plus shed for storage of livestock.**

### Other Features

ARCHITECTURAL STYLE **Bungalow**  
 BASEMENT/FOUNDATION **Crawl, Slab**  
 BASEMENT MATERIAL **Block**  
 EXTERIOR **Vinyl**  
 LOT DESCRIPTION **Level, 0-2.9999**  
 SALE INCLUDES **Dishwasher, Microwave, Refrigerator, Range -Electric, Water Heater Electric, Wine Chiller**

AMENITIES **Breakfast Bar, Ceiling Fan(s), Countertops-Stone, Detector-Smoke, Dryer Hook Up Electric, Eat-In Kitchen, Open Floor Plan, Tub/Shower Combination, Main Floor Laundry**  
 HEATING/FUEL **Electric, Forced Air**  
 COOLING **Central Air**  
 PROPOSED FINANCING **Cash, Conventional, FHA, USDA, Indiana Housing Authority, VA**  
 WATER FEATURES **None**  
 ENRGY EFFCNT WIN/DOORS **Insulated Glass Windows**

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Listed By:  
**THE RISSSE TEAM**

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 Listing Office: **Joe Risse Realty, Inc.**