



Frankfort 46041
 Listing Price **\$165,000**
 MLS # **202034971**
 Area **Clinton County**
 Listing Date **9/1/2020**
 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 **Attached**
 Total # Bedrooms **3** Waterfront Y/N **No**
 # Above Grade Bedrooms **3** Water Name
 Total # Full Baths **2** Year Built **1995**
 Total # Half Baths **0** Zoning
 Fireplace Y/N **No** Annual Taxes **\$434.00**
 Year Taxes Payable **2019**
 Association Dues \$
 Assoc. Dues Frequency **Not Applicable**

Square Footage

Above Grade Finished SqFt **1,236**
 Above Grade Unfin. SqFt **0**
 Below Grade Finished SqFt **0**
 Below Grade Unfin. SqFt **0**
 Total Finished SqFt **1,236**
 Total SqFt **1,236**

Lot Dimensions **70' x 118'**
 Approx. Lot Size Acres **0.1896**
 Legal Description **Southridge Addition, Phase 1, Lot #18**
 Subdivision **None**
 Builder's Name

Room

Room	Approximate Size	Level
Living Room	18 x 16	Main
Dining Room	x	
Kitchen	14 x 10	Main
Family Room	x	
Bedroom 1	17 x 11	Main
Bedroom 2	12 x 11	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 **In Frankfort go East on State Road 28 to Maish Road. Go South on Maish Road to Southridge Drive. Go West on Southridge Drive and follow curves to Broadmoor Couth. Go South on Broadmoor Court. Home will be on the West side fo the street.**

Remarks **Nice ranch home with lots to offer! This 3 bedroom, 2 bath home has many updates included new HVAC in 2015, new water heater in 2013 and a new roof in July 2020. Includes kitchen appliances. Nicely landscaped yard with nice patio. All blinds stay. 2 car garage.**

Other Features

ARCHITECTURAL STYLE **Ranch**
 BASEMENT/FOUNDATION **Slab**
 BASEMENT MATERIAL **Block**
 EXTERIOR **Vinyl**
 LOT DESCRIPTION **Level, 0-2.9999**
 SALE INCLUDES **Dishwasher, Microwave, Refrigerator, Range -Electric**

AMENITIES **Cable Available, Cable Ready, Ceiling Fan(s), Closet(s) Walk-in, Countertops-Laminated, Deck Open, Detector -Smoke, Disposal, Eat-In Kitchen, Foyer Entry, Garage Door Opener, Patio Open, Porch Covered, Tub/Shower Combination, Main Level Bedroom Suite, Garage-Heated, Main Floor Laundry**
 HEATING/FUEL **Gas, Forced Air**
 COOLING **Central Air**
 PROPOSED FINANCING **Cash, Conventional**
 ENERGY EFFICIENT **Windows**
 ENRGY EFFCNT WIN/DOORS **Insulated Glass Windows**

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