



Frankfort 46041
 Listing Price **\$169,900**
 MLS # **202037340**
 Area **Clinton County**
 Listing Date **9/16/2020**
 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 **Yes**
 Style **One Story** Garage/# of Cars **2.0**
 # Total Rooms **8** Garage Type **Detached**
 Total # Bedrooms **5** Waterfront Y/N **No**
 # Above Grade Bedrooms **5** Water Name
 Total # Full Baths **2** Year Built **1960**
 Total # Half Baths **0** Zoning
 Fireplace Y/N **No** Annual Taxes **\$1,136.00**
 FIREPLACE **None** Year Taxes Payable **2019**
 Association Dues \$
 Assoc. Dues Frequency **Not Applicable**

Square Footage
 Above Grade Finished SqFt **1,848**
 Above Grade Unfin. SqFt **0**
 Below Grade Finished SqFt **0**
 Below Grade Unfin. SqFt **0**
 Total Finished SqFt **1,848**
 Total SqFt **1,848**

Lot Dimensions **122' x 90.5' x 128' x 125'**
 Approx. Lot Size Acres **0.3099**
 Legal Description **PT NW 11-21-1W .30A**
 Subdivision **None**
 Builder's Name

<u>Room</u>	<u>Approximate Size</u>	<u>Level</u>
Living Room	19 x 13	Main
Dining Room	12 x 9	Main
Kitchen	16 x 9	Main
Family Room	x	
Bedroom 1	17 x 16	Main
Bedroom 2	13 x 13	Main
Bedroom 3	10 x 11	Main
Bedroom 4	10 x 13	Main
Bedroom 5	10 x 10	M
	x	
	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 Hoke Avenue. Go North on Hoke Avenue to Ohio Street. Go West on Ohio Street. Home will be on the North side of the street.**

Remarks **5 BEDROOMS!!! If everyone in your brood wants their own room, then you'll definitely need to check out this home! This home needs nothing and offers all the amenities you're looking for. Huge 17' x 16' master bedroom with private full bath. Modern kitchen includes gas range, refrigerator, dishwasher and brand new microwave/hood combo. Remodeled 2nd bath with tiled tub/shower. High efficiency gas furnace, central air, replacement windows, extra insulation and more! Big 1/3 acre lot with 24' x 30' detached garage is finished inside, plus attic storage and gas heat. Privacy fenced rear yard with nice patio and 24' swimming pool. Don't miss out! 40 gallon gas water heater for West side of home. 50 gallon electric water heater for master suite.**

Other Features

ARCHITECTURAL STYLE **Ranch**
 BASEMENT/FOUNDATION **Crawl**
 BASEMENT MATERIAL **Block**
 EXTERIOR **Vinyl**
 LOT DESCRIPTION **Level, 0-2.9999**
 SALE INCLUDES **Dishwasher, Microwave, Refrigerator, Kitchen Exhaust Hood, Pool Equipment, Range-Gas, Water Heater Electric, Water Heater Gas**

AMENITIES **Attic Pull Down Stairs, Cable Available, Ceiling Fan(s), Closet(s) Walk-in, Countertops-Laminate, Detector -Smoke, Disposal, Dryer Hook Up Electric, Eat-In Kitchen, Garage Door Opener, Patio Open, Porch Covered, Six Panel Doors, 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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