



Frankfort 46041
 Listing Price **\$49,900**
 MLS # **202041104**
 Area **Clinton County**
 Listing Date **10/8/2020**
 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 **No**
 Style **Two Story** Garage/# of Cars **1.0**
 # Total Rooms **8** Garage Type **Detached**
 Total # Bedrooms **4** Waterfront Y/N **No**
 # Above Grade Bedrooms **4** Water Name
 Total # Full Baths **2** Year Built **1878**
 Total # Half Baths **0** Zoning
 Fireplace Y/N **No** Annual Taxes **\$539.00**
 FIREPLACE **None** Year Taxes Payable **2019**
 Association Dues \$
 Assoc. Dues Frequency **Not Applicable**

Square Footage

Above Grade Finished SqFt **2,175**
 Above Grade Unfin. SqFt **0**
 Below Grade Finished SqFt **0**
 Below Grade Unfin. SqFt **0**
 Total Finished SqFt **2,175**
 Total SqFt **2,175**

Lot Dimensions **77' x 132'**
 Approx. Lot Size Acres **0.2333**
 Legal Description **Lot #6 JH Paris & Co's Addition**
 Subdivision **None**
 Builder's Name

Room

Room	Approximate Size	Level
Living Room	17 x 13	Main
Dining Room	17 x 14	Main
Kitchen	11 x 16	Main
Family Room	14 x 13	Main
Bedroom 1	14 x 13	Main
Bedroom 2	9 x 15	Upper
Bedroom 3	17 x 14	Upper
Bedroom 4	9 x 14	Upper
Bedroom 5	x	
	x	
	x	

Schools

School District **Community Schools of Frankfort**
 Elementary **Suncrest**
 Middle School **Frankfort**
 High School **Frankfort**

Utilities

Water Utility **City**
 Sewer **City**

Directions and Remarks

Directions to Property **From I-65 take State Road 28 to Main Street. Go North on Main Street to Green Street. Go West on Green Street to Gentry Street. Go South on Gentry Street. Home is on the Southeast corner of Gentry and Green Streets.**

Remarks **Filled with character, this older all brick home can be your labor of love. Plenty of space with nearly 2200 square feet of living area. It has 4 bedrooms and 2 full baths. Lots of lovely natural wood work plus a nice modern kitchen. Big fenced yard plus a detached garage and separate shed. Could be used as an upper/lower 2 unit home. Needs some TLC, but very livable "as is".**

Other Features

ARCHITECTURAL STYLE **Traditional**
 BASEMENT/FOUNDATION **Crawl**
 BASEMENT MATERIAL **Brick, Poured Concrete**
 EXTERIOR **Brick**
 LOT DESCRIPTION **Corner, Level, 0-2.9999**
 SALE INCLUDES **Refrigerator, Dryer-Electric, Range-Gas, Water Heater Gas**

AMENITIES **Cable Available, Countertops-Laminate, Eat-In Kitchen, Natural Woodwork, Porch Covered, Tub/Shower Combination, Formal Dining Room, Main Floor Laundry**
 HEATING/FUEL **Gas, Forced Air**
 COOLING **None**
 PROPOSED FINANCING **Cash, Conventional**
 WATER FEATURES **None**

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