



**Frankfort** 46041  
 Listing Price **\$104,400**  
 MLS # **202041108**  
 Area **Clinton County**  
 Listing Date **10/8/2020**  
 REO Y/N **No**  
 Short Sale Y/N **No**  
 Auction Y/N **No**

**JOE RISSÉ**  
 REALTY INC.  
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### Property Information

Property SubType	<b>Site-Built Home</b>	Pool Y/N	<b>No</b>
Style	<b>One Story</b>	Garage/# of Cars	<b>1.0</b>
# Total Rooms	<b>5</b>	Garage Type	<b>Detached</b>
Total # Bedrooms	<b>2</b>	Waterfront Y/N	<b>No</b>
# Above Grade Bedrooms	<b>2</b>	Water Name	
Total # Full Baths	<b>1</b>	Year Built	<b>1906</b>
Total # Half Baths	<b>0</b>	Zoning	
Fireplace Y/N	<b>No</b>	Annual Taxes	<b>\$1,237.00</b>
FIREPLACE	<b>None</b>	Year Taxes Payable	<b>2019</b>
		Association Dues \$	
		Assoc. Dues Frequency	<b>Not Applicable</b>

### Square Footage

Above Grade Finished SqFt	<b>1,160</b>
Above Grade Unfin. SqFt	<b>0</b>
Below Grade Finished SqFt	<b>0</b>
Below Grade Unfin. SqFt	<b>920</b>
Total Finished SqFt	<b>1,160</b>
Total SqFt	<b>2,080</b>

Lot Dimensions	<b>47' x 106'</b>
Approx. Lot Size Acres	<b>0.1144</b>
Legal Description	<b>Kelley Addition Part of Lot #62</b>
Subdivision	<b>None</b>
Builder's Name	

### Room

Room	Approximate Size	Level
Living Room	20 x 12	Main
Dining Room	13 x 12	Main
Kitchen	10 x 10	Main
Family Room	x	
Bedroom 1	16 x 10	Main
Bedroom 2	11 x 10	Main
Bedroom 3	x	
Bedroom 4	x	
Bedroom 5	x	

### Schools

School District	<b>Community Schools of Frankfort</b>
Elementary	<b>Blue Ridge / Green Meadows</b>
Middle School	<b>Frankfort</b>

### Utilities

Water Utility	<b>City</b>
Sewer	<b>City</b>

### Directions and Remarks

Directions to Property **Take State Road 28 (Walnut Street) through Frankfort. Home is the 2nd house from the corner of Hoke and Walnut, on the South side of the street.**

Remarks **Newly renovated inside, this home is conveniently located near Frankfort's East side amenities. Features all new paint, flooring, kitchen and bath room cabinets and counters, along with a new gas range and refrigerator. High efficiency furnace and central air conditioning. Enclosed rear patio/greenhouse. Low maintenance vinyl exterior. Also includes a 1 car garage and garden shed.**

### Other Features

ARCHITECTURAL STYLE	<b>Bungalow</b>
BASEMENT/FOUNDATION	<b>Crawl, Partial Basement, Unfinished</b>
BASEMENT MATERIAL	<b>Block</b>
EXTERIOR	<b>Vinyl</b>
LOT DESCRIPTION	<b>Level, 0-2.9999</b>
SALE INCLUDES	<b>Refrigerator, Range-Gas, Water Heater Electric</b>

AMENITIES	<b>Cable Available, Countertops-Laminate, Detector -Smoke, Porch Enclosed, Tub/Shower Combination, Main Floor Laundry</b>
HEATING/FUEL	<b>Gas, Forced Air</b>
COOLING	<b>Central Air</b>
PROPOSED FINANCING	<b>Cash, Conventional, FHA, USDA, Indiana Housing Authority, VA</b>
WATER FEATURES	<b>None</b>
ENERGY EFFICIENT	<b>Doors, Windows</b>
ENRGY EFFCNT WIN/DOORS	<b>Insulated Doors, Insulated Glass Windows</b>

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