

Full Public Handout

1151 E Boone Street



Unbranded Virtual Tour

Frankfort **46041**
 Listing Price **\$159,900**
 MLS # **202049301**
 Area **Clinton County**
 Listing Date **12/16/2020**
 REO Y/N **No**
 Short Sale Y/N **No**
 Auction Y/N **No**



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 **1** Year Built **1961**
 Total # Half Baths **1** Zoning
 Fireplace Y/N **No** Annual Taxes **\$69.00**
 FIREPLACE **None** Year Taxes Payable **2019**
 Association Dues \$
 Assoc. Dues Frequency **Not Applicable**

Square Footage
 Above Grade Finished SqFt **1,414**
 Above Grade Unfin. SqFt **0**
 Below Grade Finished SqFt **0**
 Below Grade Unfin. SqFt **0**
 Total Finished SqFt **1,414**
 Total SqFt **1,414**

Lot Dimensions **70' x 125'**
 Approx. Lot Size Acres **0.2009**
 Legal Description **LOT 18 RANSOM HOMEWOOD ADD**
 Subdivision **None**
 Builder's Name

Room	Approximate Size	Level
Living Room	22 x 18	Main
Dining Room	x	
Kitchen	17 x 11	Main
Family Room	x	
Bedroom 1	14 x 12	Main
Bedroom 2	12 x 10	Main
Bedroom 3	12 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 **From I-65 take State Road 28 into Frankfort to Williams Street. Go South on Williams Street to Boone Street. Go East on Boone Street, home will be on the South side of the street.**

Remarks **Nice 3 bedroom 1.5 bath home in a great location. Built-in oven and cook top. Large living room/dining room combination. 2 car garage with new overhead door and rear entry door. Recently refreshed inside and available for immediate occupancy.**

Other Features

ARCHITECTURAL STYLE **Ranch**
 BASEMENT/FOUNDATION **Crawl**
 BASEMENT MATERIAL **Block**
 EXTERIOR **Brick, Vinyl**
 LOT DESCRIPTION **Level**
 SALE INCLUDES **No Appliances Included, Water Heater Gas**

AMENITIES **Cable Available, Countertops-Laminate, Eat-In Kitchen, Garage Door Opener, Patio Open, Main Floor Laundry**
 HEATING/FUEL **Gas, Forced Air**
 COOLING **Central Air**
 PROPOSED FINANCING **Cash, Conventional, FHA, USDA, VA**
 WATER FEATURES **None**
 ENRGY EFFCNT WIN/DOORS **Insulated Glass Windows**

Prepared by: **John Milholland**
Cell: 765-242-3460
john@joerisse.net

Joe Risse Realty, Inc.
OFC: 765-654-8892
 Listing Office: Joe Risse Realty, Inc.