



**Frankfort** 46041  
 Listing Price **\$185,000**  
 MLS # **202101003**  
 Area **Clinton County**  
 Listing Date **1/11/2021**  
 REO Y/N **No**  
 Short Sale Y/N **No**  
 Auction Y/N **No**

**JOE RISSE**  
 REALTY INC.  
 www.joerisse.com

### Property Information

Property SubType **Condo/Villa** Pool Y/N **No**  
 Style **One Story** Garage/# of Cars **2.0**  
 # Total Rooms **5** Garage Type **Attached**  
 Total # Bedrooms **2** Waterfront Y/N **No**  
 # Above Grade Bedrooms **2** Water Name  
 Total # Full Baths **2** Year Built **1990**  
 Total # Half Baths **1** Zoning  
 Fireplace Y/N **Yes** Annual Taxes **\$1,907.00**  
 FIREPLACE **Living/Great Rm** Year Taxes Payable **2019**  
**, Gas Log** Association Dues \$  
 Assoc. Dues Frequency **Not Applicable**

**Square Footage**  
 Above Grade Finished SqFt **1,830**  
 Above Grade Unfin. SqFt **0**  
 Below Grade Finished SqFt **0**  
 Below Grade Unfin. SqFt **0**  
 Total Finished SqFt **1,830**  
 Total SqFt **1,830**

Lot Dimensions **N/A**  
 Approx. Lot Size Acres **0.0570**  
 Legal Description **WILLIAMS CREEK SUB PLAT 14 PT A 0.06 A**  
 Subdivision **None**  
 Builder's Name

**Schools**  
 School District **Community Schools of Frankfort**  
 Elementary **Blue Ridge / Green Meadows**  
 Middle School **Frankfort**

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

Room	Approximate Size	Level
Living Room	25 x 19	Main
Dining Room	15 x 10	Main
Kitchen	12 x 9	Main
Family Room	x	
Bedroom 1	20 x 13	Main
Bedroom 2	14 x 11	Main
Bedroom 3	x	
Bedroom 4	x	
Bedroom 5	x	
3 Season	10 x 20	Main
	x	

### Directions and Remarks

Directions to Property **From I-65 take State Road 28 into Frankfort to Williams Street. Go South on Williams Street to Coin Drive. Go East on Coin Drive, home is on the South side of the street.**

Remarks **Great 1 level condo at Williams Creek in Frankfort. Features 2 large bedrooms and 2 full bathrooms. Additional stool located in the laundry room. Huge great room with vaulted ceilings, built-in book case and gas fireplace. Formal dining room, plus galley kitchen with breakfast nook and lots of pantry storage. Open semi-private courtyard and an enclosed 3 season room. 2 car garage. Also includes a Generac natural gas back-up power system.**

### Other Features

ARCHITECTURAL STYLE **Patio/Garden Home**  
 BASEMENT/FOUNDATION **Crawl**  
 BASEMENT MATERIAL **Block**  
 EXTERIOR **Brick, Vinyl**  
 LOT DESCRIPTION **Level, Partially Wooded**  
 SALE INCLUDES **Dishwasher, Microwave, Refrigerator, Kitchen Exhaust Hood, Range-Gas, Water Heater Gas**

AMENITIES **Built-In Bookcase, Cable Available, Ceilings-Vaulted, Closet(s) Walk-in, Countertops-Laminate, Detector-Smoke, Disposal, Eat-In Kitchen, Foyer Entry, Garage Door Opener, Porch Enclosed, Storm Doors, Stand Up Shower, Tub/Shower Combination, Main Level Bedroom Suite, Formal Dining Room, Garage-Heated, Main Floor Laundry**  
 HEATING/FUEL **Gas, Forced Air**  
 COOLING **Central Air**  
 PROPOSED FINANCING **Cash, Conventional**  
 WATER FEATURES **None**  
 ENRGY EFFCNT WIN/DOORS **Double Pane Windows, Insulated**

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