



Frankfort 46041
 Listing Price **\$109,900**
 MLS # **202113055**
 Area **Clinton County**
 Listing Date **4/19/2021**
 REO Y/N **No**
 Short Sale Y/N **No**
 Auction Y/N **No**

JOE RISSE
 REALTY INC.
 www.joerisse.com

Property Information

Property SubType **Site-Built Home** Pool Y/N **No**
 Style **One and Half Story** Garage/# of Cars **2.0**
 # Total Rooms **8** Garage Type **Detached**
 Total # Bedrooms **3** Waterfront Y/N **No**
 # Above Grade Bedrooms **3** Water Name
 Total # Full Baths **1** Year Built **1900**
 Total # Half Baths **0** Zoning
 Fireplace Y/N **No** Annual Taxes **\$135.26**
 FIREPLACE **None** Year Taxes Payable **2000**
 Association Dues \$
 Assoc. Dues Frequency **Not Applicable**

Square Footage
 Above Grade Finished SqFt **1,753**
 Above Grade Unfin. SqFt **0**
 Below Grade Finished SqFt **0**
 Below Grade Unfin. SqFt **572**
 Total Finished SqFt **1,753**
 Total SqFt **2,325**

Lot Dimensions **66' x 135'**
 Approx. Lot Size Acres **0.2045**
 Legal Description **LOT 2 PENCE & HEDGECOCKS ADD**
 Subdivision **None**
 Builder's Name

Schools

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

Utilities

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

Room	Approximate Size	Level
Living Room	24 x 12	Main
Dining Room	14 x 10	Main
Kitchen	13 x 11	Main
Family Room	15 x 12	Main
Bedroom 1	12 x 12	Main
Bedroom 2	12 x 15	Upper
Bedroom 3	12 x 12	Upper
Bedroom 4	x	
Bedroom 5	x	

Directions and Remarks

Directions to Property **Take State Road 39/US 421 into Frankfort to Kyger Street. Go East on Kyger Street to Jackson Street. Go South on Jackson Street to Green Street. Go East on Green Street approximately 1/2 block, home is on the South side of the Street.**

Remarks **This is a very spacious and well maintained home located near downtown Frankfort and the TPA Park. Many updates include numerous replacement windows, updated electrical service, high efficiency furnace and central air. Features 3 bedrooms and a large full bath. Big living room, family room, kitchen and dining room with 2 built-in china cabinets. Partial basement. Nice enclosed front porch and open deck in the rear. Big 2 car garage, asphalt driveway and spacious rear yard.**

Other Features

ARCHITECTURAL STYLE **Traditional**
 BASEMENT/FOUNDATION **Crawl, Partial Basement**
 BASEMENT MATERIAL **Block, Brick**
 EXTERIOR **Aluminum, Vinyl**
 LOT DESCRIPTION **Level, 0-2.9999**
 SALE INCLUDES **No Appliances Included, Water Heater Gas**

AMENITIES **Countertops-Laminate, Deck Open, Detector-Smoke, Garage Door Opener, Porch Enclosed, Storm Doors, Main Floor Laundry**
 HEATING/FUEL **Gas, Forced Air**
 COOLING **Central Air**
 PROPOSED FINANCING **Cash, Conventional, FHA, USDA, Indiana Housing Authority, VA**
 WATER FEATURES **None**
 ENERGY EFFICIENT **Windows**
 ENRGY EFFCNT WIN/DOORS **Insulated Glass Windows, Storm Windows**

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