



**Frankfort** 46041  
 Listing Price **\$104,900**  
 MLS # **202115356**  
 Area **Clinton County**  
 Listing Date **5/3/2021**  
 REO Y/N **No**  
 Short Sale Y/N **No**  
 Auction Y/N **No**

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

### Property Information

Property SubType **Site-Built Home** Pool Y/N **No**  
 Style **One Story** Garage/# of Cars **1.0**  
 # Total Rooms **4** Garage Type **Detached**  
 Total # Bedrooms **2** Waterfront Y/N **No**  
 # Above Grade Bedrooms **2** Water Name  
 Total # Full Baths **1** Year Built **1958**  
 Total # Half Baths **0** Zoning  
 Fireplace Y/N **No** Annual Taxes **\$520.00**  
 Year Taxes Payable **20 pay 21**  
 Association Dues \$  
 Assoc. Dues Frequency **Not Applicable**

**Square Footage**  
 Above Grade Finished SqFt **864**  
 Above Grade Unfin. SqFt **0**  
 Below Grade Finished SqFt **0**  
 Below Grade Unfin. SqFt **0**  
 Total Finished SqFt **864**  
 Total SqFt **864**

Lot Dimensions **50 x 120**  
 Approx. Lot Size Acres **0.1400**  
 Legal Description **016-19025-00 LOT 53 EAST PARK ADD 4790X-53**  
 Subdivision **None**  
 Builder's Name

Room	Approximate Size	Level
Living Room	12 x 17	Main
Dining Room	x	
Kitchen	12 x 14	Main
Family Room	x	
Bedroom 1	12 x 12	Main
Bedroom 2	10 x 9	Main
Bedroom 3	x	
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 **Heading W on 28 coming into Frankfort, Turn Right (N) on Maish Rd. Head North and Turn Left (W) onto Washington Dr., Turn Right(N) onto Outer Dr. House will be on the right.**

Remarks **Cute Little 2 Bedroom 1 Bath home within walking distance to the main amenities! Schools and Shopping and a Park! High Efficiency Furnace and Newer 40 Gal Electric Water Heater. Eat in Kitchen and Large Living Room. Extra Large Detached 1 car garage (17 x 21).**

### Other Features

BASEMENT/FOUNDATION **Slab, None**  
 EXTERIOR **Vinyl**  
 LOT DESCRIPTION **Slope, 0-2.9999**  
 SALE INCLUDES **Dishwasher, Refrigerator, Oven-Gas, Range-Gas, Water Heater Electric**

AMENITIES **Cable Ready, Countertops-Laminate, Deck Open, Disposal, Dryer Hook Up Electric, Storm Doors, Storm Windows, Tub/Shower Combination, Main Floor Laundry, Washer Hook-Up**  
 HEATING/FUEL **Gas, Forced Air**  
 COOLING **Central Air**  
 PROPOSED FINANCING **Cash, Conventional, FHA, USDA**

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