

801 E WABASH ST



Price: **\$125,900**

Joe Risse Realty, Inc.

400 S. Hoke Ave., Suite #9

Frankfort, IN 46041

Phone: (765) 654-8892 Fax: (765) 654-5723

www.joerisse.com

Information deemed reliable, but not warranted.

Lot Size	74 X 131
# Acres	0.22
Water	Public
Sewer	Public
Fence	None
TV Hookup	Satellite
Patio	Deck
Porch	Covered
Pool	
Heat Type	Forced Air
Heat Fuel	Gas-Natural
Air Cond.	Central Air
Windows	Replacement, Vinyl
Storm Wnd.	Vinyl
Water Htr.	40-Gallon
Ext. Walls	Aluminum
Int. Walls	Drywall, Paneled, Plaster
Foundation	Block

Style	2 Story
YR Built	1908
Garage Cap.	2.50
Garage	Detached, Garage Door
Garage SqFt	32X24-768
Driveway	Gravel
Attic	Stairs, Storage
Roof Type	Shingle
Roof YR	2000
Amps	200
Fireplace	Two, Ornamental
# Closets	5
Screens	Yes
Wnd. Treatmnts.	
Appliances:	Dishwasher, Disposal, Hood, Microwave, Softener-Owned, Washer, Dryer

	ROOM SIZE	LEVEL	FLOOR
Bedroom 1	15' X 12'	2	OAK HARDWOOD
Bedroom 2	14' X 12'	2	OAK HARDWOOD
Bedroom 3	13' X 15'	2	OAK HARDWOOD
Bedroom 4	14' X 12'	2	OAK HARDWOOD
Bedroom 5			
Full Bath 1	6' X 10'	2	CARPET
Full Bath 2	6' X 6'	2	CARPET
Half Bath 1	8' X 4'	1	CARPET
Kitchen	10' X 25'	1	VINYL
Dining	12' X 12'	1	CARPET
Living Room	12' X 21'	1	CARPET
Family	15' X 17'	1	CARPET
Den/Study	15' X 15'	1	CARPET
Office			
Utility Room	6' X 8'	1	VINYL
Other Room 1			
Other Room 2			

For more information on this property and others, please contact:

JOHN MILHOLLAND - Cell: (765) 242-3460
john@joerisse.net

Remarks This well cared for home could be just right for your family! Features 4 bedrms w/oak flooring and 2.5 baths. Spacious living rm, dining rm, family rm and den. Impressive entryway w/nice beveled mirror. Beautiful oak woodwork throughout the home. Upgrades include replacement windows, wiring, roof, water heater and lg 2.5 car garage. Access the upper floor by 3 separate stairways! 2 fireplaces (1 ornamental). Wonderful front porch. Window treatments , washer & dryer stay. A "Must See" home!

Possession	30+ Days after Closing
County	Clinton
Zoning	C RESIDENCE
Legal	J BARNERS ADDITION LT 24-PT LT 25
Tax ID #	0161627500

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FRANKFORT

#Rooms	9
#Bedrooms	4
#Full Baths	2
#Half Baths	1
Approx. SQFT	2770
Source	ASSESSOR
Basement	Yes
High School	Frankfort
Elem. School	New South
Avg. Heat/Mo.	159
Avg. Elect/Mo.	
Avg. Water/Mo.	

Office #	1405
MLS #	14554
State	IN
Zip	46041
Area	FRANKFORT CORP
Owner	PULLINS
Tenant	No

Annual Tax	1202.92
Tax Year	2008
Land Valuation	13300
Imp. Valuation	116500
Exempt \$	77410
Assoc Dues \$	

Terms CASH TO SELLER