

859 DELPHI AVE



Price: **\$39,900**

Joe Risse Realty, Inc.

400 S. Hoke Ave., Suite #9
Frankfort, IN 46041

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www.joerisse.com

Information deemed reliable, but not warranted.

Lot Size	66' X 120'	Style	1 Story
# Acres	0.18	YR Built	1900
Water	Public	Garage Cap.	1.00
Sewer	Public	Garage	Attached, Garage Door
Fence	None	Garage SqFt	18x19-342
TV Hookup	Cable	Driveway	Alley, Asphalt
Patio	Covered	Attic	Scuttle
Porch	Enclosed	Roof Type	Rubbed, Shingle
Pool		Roof YR	
Heat Type	Forced Air	Amps	100
Heat Fuel	Gas-Natural	Fireplace	None
Air Cond.	Central Air	# Closets	2
Windows	Double-Hung, Replacement,	Screens	Yes
Storm Wnd.		Wnd. Treatmnts.	
Water Htr.	40-Gallon, Gas-Natural	Appliances:	Range, Refrigerator, Washer, Dryer
Ext. Walls	Vinyl		
Int. Walls	Drywall, Plaster		
Foundation	Block		

FRANKFORT

#Rooms 5
 #Bedrooms 2
 #Full Baths 1
 #Half Baths 0
 Approx. SQFT **924**
 Source ASSESSOR
 Basement No
 High School Frankfort
 Elem. School Suncrest
 Avg. Heat/Mo. 72
 Avg. Elect/Mo.
 Avg. Water/Mo.

Office # **1542**
 MLS # **15073**
 State IN
 Zip 46041
 Area FRANKFORT CORP
 Owner BETZ
 Tenant Yes

Annual Tax 94.56
 Tax Year 08
 Land Valuation 11800
 Imp. Valuation 39700
 Exempt \$ 38110
 Assoc Dues \$

Terms CASH TO SELLER

	ROOM SIZE	LEVEL	FLOOR
Bedroom 1	13' X 13'5	1	CARPET
Bedroom 2	9'4 X 9'6	1	CARPET
Bedroom 3			
Bedroom 4			
Bedroom 5			
Full Bath 1	4'5 X 13'5	1	CARPET
Full Bath 2			
Half Bath 1			
Kitchen	10' X 10'	1	VINYL
Dining			
Living Room	13' X 13'5	1	CARPET
Family			
Den/Study			
Office	8' X 14'	1	CARPET
Utility Room	5'6 X 9'	1	VINYL
Other Room 1			
Other Room 2			

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

GREG RISSE - Cell: (765) 242-3590
greg@joerisse.net

Remarks Take a look! Cozy 2 bedrm, 1 bath home features vinyl siding, thermal, replmt windows, gutter guards & attached garage w/ rubber roof. 10x16 storage shed will stay. Covered patio, enclosed front porch. Tub & separate shower. Call today to make your appointment!

Possession Negotiable
 County **Clinton**
 Zoning B RESIDENCE
 Legal LOT 56 J E HILLIS ADDN
 Tax ID # **121003403006000021**



You're on the Move with Joe Risse Realty!