

1301 S COLUMBIA ST



Price: **\$69,900**

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	66' X 132'	Style	1.5 Story
# Acres	0.20	YR Built	1920
Water	Public	Garage Cap.	2.00
Sewer	Public	Garage	Attached, Garage Door
Fence	Partial, Privacy	Garage SqFt	22X24-528
TV Hookup	Cable	Driveway	Asphalt
Patio	Covered	Attic	Storage
Porch	Covered	Roof Type	Shingle
Pool		Roof YR	2000
Heat Type	Forced Air	Amps	100
Heat Fuel	Gas-Natural	Fireplace	None
Air Cond.	Central Air	# Closets	6
Windows	Replacement, Thermal	Screens	Yes
Storm Wnd.	Aluminum	Wnd. Treatmnts.	
Water Htr.	40-Gallon, Gas-Natural	Appliances:	Disposal
Ext. Walls	Other-See Remarks		
Int. Walls	Drywall		
Foundation	Block		

FRANKFORT

#Rooms 8
 #Bedrooms 4
 #Full Baths 2
 #Half Baths 0
 Approx. SQFT **2029**
 Source ASSESSOR
 Basement Yes
 High School Frankfort
 Elem. School New South
 Avg. Heat/Mo. 100
 Avg. Elect/Mo.
 Avg. Water/Mo.

Office # **1568**
 MLS # **15193**
 State IN
 Zip 46041
 Area FRANKFORT CORP
 Owner MARLEY
 Tenant Yes

Annual Tax 371.76
 Tax Year 2008
 Land Valuation 15200
 Imp. Valuation 62100
 Exempt \$ 59165
 Assoc Dues \$

Terms CASH TO SELLER

	ROOM SIZE	LEVEL	FLOOR
Bedroom 1	13' X 13'	1	CARPET
Bedroom 2	13' X 15'	2	CARPET
Bedroom 3	9'5 X 15'	2	CARPET
Bedroom 4	10' X 13'5	2	CARPET
Bedroom 5			
Full Bath 1		1	TILE
Full Bath 2		2	CARPET
Half Bath 1			
Kitchen	12' X 14'	1	LAMINATE
Dining	11' X 17'	1	CARPET
Living Room	11' X 30"	1	CARPET
Family	12'5 X 15'5	1	CARPET
Den/Study			
Office			
Utility Room	Area off kitch.	1	LAMINATE
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 This home offers your family plenty of space! Features 4 good sized bedrms(1 dn, 3 up) and 2 full updated baths. Spacious living rm, dining rm, large open concept family rm/ kitchen. Nice oak cabinets & a breakfast bar. Attached 2 car garage,shed, fenced back yard, patio, & covered front porch. Well maintained and ready for your growing family! Call today to make your appointment.

Possession Negotiable
 County **Clinton**
 Zoning B RESIDENCE
 Legal OAK PARK ADDITION LOT #53
 Tax ID # **121015205005000021**



You're on the Move with Joe Risse Realty!