

# 703 S COLUMBIA ST



Price: **\$38,000**

## 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	44' X 132'	Style	Bungalow
# Acres	0.13	YR Built	1911
Water	Public	Garage Cap.	1.50
Sewer	Public	Garage	Detached
Fence	None	Garage SqFt	20X24-280
TV Hookup		Driveway	Alley
Patio	Open	Attic	Stairs, Storage
Porch	Covered	Roof Type	Shingle
Pool		Roof YR	
Heat Type	Forced Air	Amps	60
Heat Fuel	Gas-Natural	Fireplace	None
Air Cond.	Window Unit(s), None	# Closets	3
Windows	Single-Hung, Wood	Screens	Partial Screens
Storm Wnd.	Aluminum	Wnd. Treatmnts.	Blinds, Curtains
Water Htr.	40-Gallon, Gas-Natural	Appliances:	Range
Ext. Walls	Aluminum		
Int. Walls	Plaster		
Foundation	Brick		

# FRANKFORT

#Rooms 5  
 #Bedrooms 2  
 #Full Baths 1  
 #Half Baths 0  
 Approx. SQFT **1065**  
 Source ASSESSOR  
 Basement Yes  
 High School Frankfort  
 Elem. School New South  
 Avg. Heat/Mo. 60  
 Avg. Elect/Mo.  
 Avg. Water/Mo.

Office # **1580**  
 MLS # **15228**  
 State IN  
 Zip 46041  
 Area FRANKFORT CORP  
 Owner TIMMONS  
 Tenant No

Annual Tax 1279.16  
 Tax Year 2008  
 Land Valuation 10500  
 Imp. Valuation 38600  
 Exempt \$ 0  
 Assoc Dues \$

Terms CASH TO SELLER

	ROOM SIZE	LEVEL	FLOOR
<b>Bedroom 1</b>	11' X 12'	1	CARPET
<b>Bedroom 2</b>	10' X 12'	1	CARPET
<b>Bedroom 3</b>			
<b>Bedroom 4</b>			
<b>Bedroom 5</b>			
<b>Full Bath 1</b>	5' X 8'	1	VINYL
<b>Full Bath 2</b>			
<b>Half Bath 1</b>			
<b>Kitchen</b>	11'6 X 13'6	1	VINYL
<b>Dining</b>	12' X 15'	1	CARPET
<b>Living Room</b>	12' X 16'6	1	CARPET
<b>Family</b>			
<b>Den/Study</b>			
<b>Office</b>			
<b>Utility Room</b>			
<b>Other Room 1</b>			
<b>Other Room 2</b>			

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

**JUNE E PALMER - Cell: (765) 414-4959**

**Remarks** More room than you might think! This nice bungalow has an upper finished attic that could be a 3rd bedrm. Upper level adds 253sq ft of space. Main level features 2 bedrms & 1 bath. Large living rm, separate dining rm & good sized kitchen. Partial basement. Open patio & detached 1.5 car garage. Covered front porch. Nice starter home!

Possession 30+ Days after Closing  
 County **Clinton**  
 Zoning B RESIDENCE  
 Legal PT W SE S10-21N-R1W  
 Tax ID # **121010455002000021**



**You're on the Move with Joe Risse Realty!**