

## 858 GENTRY ST



Price: **\$49,500**

### 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	33' X 132'	Style	1.5 Story
# Acres	0.10	YR Built	1895
Water	Public	Garage Cap.	0.00
Sewer	Public	Garage	None
Fence	None	Garage SqFt	
TV Hookup		Driveway	Gravel
Patio	None	Attic	
Porch	Stoop	Roof Type	Shingle
Pool		Roof YR	2000
Heat Type	Forced Air	Amps	100
Heat Fuel	Gas-Natural	Fireplace	None
Air Cond.	None	# Closets	5
Windows	Casement, Double-Hung,	Screens	
Storm Wnd.		Wnd. Treatmnts.	
Water Htr.	30-Gallon, Electric	Appliances:	Hood, Range, Refrigerator, Washer, Dryer
Ext. Walls	Vinyl		
Int. Walls	Drywall		
Foundation	Block		

## FRANKFORT

#Rooms 5  
 #Bedrooms 3  
 #Full Baths 1  
 #Half Baths 0  
 Approx. SQFT **1224**  
 Source ASSESSOR  
 Basement No  
 High School Frankfort  
 Elem. School Suncrest

Avg. Heat/Mo.  
 Avg. Elect/Mo.  
 Avg. Water/Mo.

Office # **1616**  
 MLS # **15347**  
 State IN  
 Zip 46041  
 Area FRANKFORT CORP  
 Owner ELI  
 Tenant Yes

Annual Tax 170.40  
 Tax Year 2008  
 Land Valuation 6100  
 Imp. Valuation 36700  
 Exempt \$ 35190  
 Assoc Dues \$

Terms CASH TO SELLER

	ROOM SIZE	LEVEL	FLOOR
<b>Bedroom 1</b>	11' X 15'	1	CARPET
<b>Bedroom 2</b>	11' X 12'	2	CARPET
<b>Bedroom 3</b>	13' X 14'	2	CARPET
<b>Bedroom 4</b>			
<b>Bedroom 5</b>			
<b>Full Bath 1</b>	6' X 7'6"	1	VINYL
<b>Full Bath 2</b>			
<b>Half Bath 1</b>			
<b>Kitchen</b>	11' X 15'	1	TILE
<b>Dining</b>			
<b>Living Room</b>	15' X 25'	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:

**GREG RISSE - Cell: (765) 242-3590**  
[greg@joerisse.net](mailto:greg@joerisse.net)

**Remarks** Some recent updating on this home! Features newer windows, vinyl siding. 3 nice sized bedrms, 1 full bath. Large living rm & nice kitchen. Carpeting in most rms, blinds stay. Call today to make your appointment.

Possession Negotiable  
 County **Clinton**  
 Zoning C RESIDENCE  
 Legal J M PARIS COS ADDN PT LT 13  
 Tax ID # **121003459001000021**

JOE **RISSE**  
 REALTY INC.  
[www.joerisse.com](http://www.joerisse.com)

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