

# 1188 N CO RD 30 E



Price: **\$199,900**

## 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	1.0096	Style	2 Story
# Acres	1.00	YR Built	2004
Water	Well	Garage Cap.	2.00
Sewer	Septic	Garage	Attached, Garage Door
Fence	None	Garage SqFt	440-20X22
TV Hookup	Cable	Driveway	Concrete
Patio	Open	Attic	Scuttle
Porch	Covered	Roof Type	Shingle
Pool		Roof YR	2004
Heat Type	Forced Air	Amps	200
Heat Fuel	Gas-Natural	Fireplace	None
Air Cond.	Central Air	# Closets	9
Windows	Double-Hung, Thermal, Vinyl	Screens	Yes
Storm Wnd.		Wnd. Treatmnts.	Blinds, Curtains, Drapes
Water Htr.	40-Gallon, Gas-Natural	Appliances:	Dishwasher, Disposal, Hood, Microwave, Range, Softener-Leased, Washer/Dryer
Ext. Walls	Vinyl		
Int. Walls	Drywall		
Foundation	Slab		

# FRANKFORT

#Rooms 10  
 #Bedrooms 4  
 #Full Baths 2  
 #Half Baths 1  
 Approx. SQFT **3192**  
 Source ASSESSOR  
 Basement No  
 High School Frankfort  
 Elem. School Suncrest  
 Avg. Heat/Mo. 88/AVG  
 Avg. Elect/Mo.  
 Avg. Water/Mo.

Office # **1635**

MLS # **15395**

State IN

Zip 46041

Area UNION

Owner CRAIG

Tenant Yes

Annual Tax 604.28

Tax Year 2008

Land Valuation 30600

Imp. Valuation 115400

Exempt \$ 82265

Assoc Dues \$ 300

Terms CASH TO SELLER

	ROOM SIZE	LEVEL	FLOOR
<b>Bedroom 1</b>	16' X 16'	2	CARPET
<b>Bedroom 2</b>	13' X 14'	2	CARPET
<b>Bedroom 3</b>	12' X 17'	2	CARPET
<b>Bedroom 4</b>	12' X 15'	2	CARPET
<b>Bedroom 5</b>			
<b>Full Bath 1</b>	9' X 9'	2	VINYL
<b>Full Bath 2</b>	6' X 12'	2	VINYL
<b>Half Bath 1</b>	5' X 5'	1	VINYL
<b>Kitchen</b>	12' X 12'	1	VINYL
<b>Dining</b>	12' X 12'	1	CARPET
<b>Living Room</b>	12' X 13'	1	CARPET
<b>Family</b>	22' X 16'	1	CARPET
<b>Den/Study</b>	9' X 13'	1	CARPET
<b>Office</b>			
<b>Utility Room</b>	10' X 12'	1	VINYL
<b>Other Room 1</b>	17' X 22'	2	CARPET-FAM RM
<b>Other Room 2</b>	10' X 12'	1	VINYL-NOOK

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

**STEVEN KEENEY - Cell: (765) 652-0994**  
steve@joerisse.net

**Remarks** WOW! If you need space for your family & want a quality home, this is it! This home offers over 3100sq ft of living space. Features 4 large bedrms w/walk-in closets & 2 baths upstr. Master has his & hers sinks, closets. There is also a family/game rm upstrs. Main level features spacious living rm, dining rm, lovely kitchen, huge family rm, den & half bath. Located in Edgewood Ests aprox 1 mi N of TPA pk. 2 car att garage w/workspace, patio & front porch. This is an absolute must-see, so call to make your appointment!

Possession	Negotiable
County	<b>Clinton</b>
Zoning	R2 LOW DENSITY
Legal	EDGEWOOD EST LOT 3
Tax ID #	<b>120635352003000018</b>



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