

# 1051 GIVEN ST



Price: **\$109,900**

## 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 159'	Style	1.5 Story
# Acres	0.24	YR Built	1920
Water	Public	Garage Cap.	1.00
Sewer	Public	Garage	Detached
Fence	Partial, Chain Link	Garage SqFt	14X19-266
TV Hookup	Cable	Driveway	Concrete
Patio	Open	Attic	Stairs
Porch	Covered	Roof Type	Shingle
Pool		Roof YR	2002
Heat Type	Forced Air	Amps	100
Heat Fuel	Gas-Natural	Fireplace	None
Air Cond.	Central Air	# Closets	8
Windows	Replacement, Vinyl	Screens	Yes
Storm Wnd.		Wnd. Treatmnts.	
Water Htr.	40-Gallon	Appliances:	Disposal, Hood, Range, Refrigerator
Ext. Walls	Wood		
Int. Walls	Drywall, Plaster		
Foundation	Block, Brick		

# FRANKFORT

#Rooms 6  
 #Bedrooms 4  
 #Full Baths 2  
 #Half Baths 0  
 Approx. SQFT **2088**  
 Source ASSESSOR  
 Basement Yes  
 High School Frankfort  
 Elem. School Suncrest  
 Avg. Heat/Mo.  
 Avg. Elect/Mo.  
 Avg. Water/Mo.

Office # **1672**  
 MLS # **15496**  
 State IN  
 Zip 46041  
 Area FRANKFORT CORP  
 Owner BECKER  
 Tenant No

Annual Tax 690.94  
 Tax Year 2009  
 Land Valuation 13200  
 Imp. Valuation 88900  
 Exempt \$ 67985  
 Assoc Dues \$

Terms CASH TO SELLER

	ROOM SIZE	LEVEL	FLOOR
<b>Bedroom 1</b>	10'4 X 15'9	2	OAK
<b>Bedroom 2</b>	10'10 X 12'	1	OAK
<b>Bedroom 3</b>	12'11 X 13'2	2	HARDWOOD
<b>Bedroom 4</b>	8'6 X 12'3	1	HARDWOOD
<b>Bedroom 5</b>			
<b>Full Bath 1</b>	5'9 X 5'13	1	TILE
<b>Full Bath 2</b>	5'9 X 6'	2	CARPET
<b>Half Bath 1</b>			
<b>Kitchen</b>	9'4 X 15'	1	OAK
<b>Dining</b>			COMBO LR
<b>Living Room</b>	13'3 X 25'6	1	OAK
<b>Family</b>			
<b>Den/Study</b>			
<b>Office</b>			
<b>Utility Room</b>		B	CONCRETE
<b>Other Room 1</b>			
<b>Other Room 2</b>			

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

**JOHN MILHOLLAND - Cell: (765) 242-3460**  
[john@joerisse.net](mailto:john@joerisse.net)

**Remarks** Lots of love and care have been put into this fine home! Features 4 bedrm & 2 baths. Very spacious living rm, dining area & kitchen w/appliances. Newer roof, vinyl windows. Oak floors in Kitchen, liv rm, dining area & 1 bedrm. Great woodwork throughout. Lots of storage space, full basement. 1 car det garage, lovely patio and nice yard. Truly a lovely home and it's ready for you! Call today to take a look.

Possession Day of Final Closing  
 County **Clinton**  
 Zoning B RESIDENCE  
 Legal GEM CITY PARK ADDN LOT 8  
 Tax ID # **121002351007000021**



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