

1201 E KELLEY RD**FRANKFORT**

Office # **1443**
 MLS # **14717**
 Zip 46041
 Status ACTIVE
 Area FRANKFORT CORP
 Owner LENOX
 Tenant Yes

**\$169,900**

Address 2
 #Rooms 8
 #Bedrooms 3
 #Full Baths 2
 #Half Baths 1
 Approx. SQFT **2539**
 Source ASSESSOR
 Basement Yes
 Elem. School New South
 Avg. Heat/Mo.
 Avg. Elect/Mo.
 Avg. Water/Mo.

Annual Tax 1257.56
 Tax Year 2009
 Land Valuation 20800
 Imp. Valuation 120500
 Exempt \$ 82195
 Assoc Dues \$
 DOM 824
 Terms CASH TO SELLER

Listing Office 1 **JOE RISSE REALTY, INC.**
 Office Phone (765) 654-8892
 Listing Agent **GREG RISSE - Cell: (765) 242-3590**

Listing Agent 2

Lot Size	95' X 190'	Style	2 Story
# Acres	0.41	YR Built	1987
Water	Public	Garage Cap.	2.00
Sewer	Public	Garage	Attached
Fence	None	Garage SqFt	
TV Hookup	Cable	Driveway	Concrete
Patio	Open	Attic	
Porch	Stoop	Roof Type	Shingle
Pool		Roof YR	2000
Heat Type	Forced Air	Amps	100
Heat Fuel	Gas-Natural	Fireplace	Two, Living Room,
Air Cond.	Central Air	# Closets	7
Windows	Thermal, Wood	Screens	Yes
Storm Wnd.			
Water Htr.	40-Gallon, Gas-Natural	Wnd. Treatmnts.	Blinds, Drapes

Ext. Walls Brick
 Int. Walls Drywall
 Foundation Block

Appliances: Dishwasher, Disposal, Hood, Range, Refrigerator

	ROOM SIZE	LEVEL	FLOOR
Bedroom 1	16' X 17'6"	1	CARPET
Bedroom 2	9'6" X 10'	2	CARPET
Bedroom 3	10' X 14'	2	CARPET
Bedroom 4			
Bedroom 5			
Full Bath 1		1	TILE
Full Bath 2		2	VINYL
Half Bath 1		1	VINYL
Kitchen	9'6" X 12'	1	TILE
Dining	11'6" X 13'6"	1	CARPET
Living Room	12' X 20'6"	1	CARPET
Family	15' X 23'	1	CARPET
Den/Study			
Office			
Utility Room	IN BSMT		
Other Room 1	13'6" X 20'6"	2	LOFT-CARPET
Other Room 2			

Information deemed reliable, but not warranted.

Remarks Reduced for Quick Sale!! Owner will consider lease option. Great Space! Lovely & well located, this fine home features 3 bedrms & 2.5 baths. Large loft area overlooking the spacious living rm could be 4th bedrm. Nice kitchen w/appliances and dining area, plus large family rm w/gas log firepl, wood burning firepl in living rm. Lots of closets, storage & oversized 2 car att. garage. Partial bsmt. You'll love this home! Call today to make an appointment.

Financial Comments 24HR NOTICE FOR SHOWINGS, PLEASE.

Possession Negotiable
 Showing Instr. Appointment Required
 County **Clinton**
 Zoning A RESIDENCE
 Legal KELLEY ESTATES SUB LOT #3
 Tax ID # **121014326008000021**

Commission: BA 2.5
 Variable (Y/N) N
 Original Price \$179,900
 Lockbox (Y/N)

MLS Data Courtest of
JOE RISSE
 REALTY INC.
 www.joerisse.com
765-654-8892