

254 N VAN BUREN ST**FRANKFORT**

Office # **1676**
 MLS # **15515**
 Zip 46041
 Status NEW
 Area FRANKFORT CORP
 Owner BANDY
 Tenant No

**\$49,900**

Address 2
 #Rooms 5
 #Bedrooms 2
 #Full Baths 1
 #Half Baths 0
 Approx. SQFT **917**
 Source ASSESSOR
 Basement No
 Elem. School New South
 Avg. Heat/Mo.
 Avg. Elect/Mo.
 Avg. Water/Mo.

Annual Tax 833.00
 Tax Year 2009
 Land Valuation 6100
 Imp. Valuation 35000
 Exempt \$ 0
 Assoc Dues \$
 DOM 1
 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	33' X 132'	Style	1 Story
# Acres	0.10	YR Built	1900
Water	Public	Garage Cap.	0.00
Sewer	Public	Garage	None
Fence	Partial, Privacy	Garage SqFt	0
TV Hookup	Cable	Driveway	None
Patio	Open	Attic	Scuttle
Porch	Stoop	Roof Type	Shingle
Pool		Roof YR	2000
Heat Type	Forced Air	Amps	100
Heat Fuel	Gas-Natural	Fireplace	None
Air Cond.	Central Air	# Closets	2
Windows	Double-Hung, Replacement,	Screens	Yes
Storm Wnd.			
Water Htr.	40-Gallon, Gas-Natural	Wnd. Treatmnts.	

Ext. Walls	Vinyl	Appliances:	Dishwasher
Int. Walls	Drywall		
Foundation	Brick		

	ROOM SIZE	LEVEL	FLOOR
Bedroom 1	9' X 11'	1	CARPET
Bedroom 2	9' X 12'	1	CARPET
Bedroom 3			
Bedroom 4			
Bedroom 5			
Full Bath 1	6' X 6'6"	1	LAMINATE
Full Bath 2			
Half Bath 1			
Kitchen	9'6" X 12'	1	LAMINATE
Dining	11' X 14'	1	LAMINATE
Living Room	13' X 14'	1	CARPET
Family Den/Study Office			
Utility Room	5' X 14'	1	VINYL
Other Room 1	7'6" X 9'	1	LAMINATE-ENTRY
Other Room 2			

Information deemed reliable, but not warranted.

Remarks Nicely remodeled & ready to move in! New carpeting, laminate flooring. All new kitchen & bath .Thermal Replacement windows,roof looks to be newer(2000). Central air. Privacy fenced back yard & a mini barn for storage. This a nice home at at nice price! Call today to take a look.

Financial Comments CAN BE SEEN ON SHORT NOTICE.

Possession	Day of Final Closing	Commission: BA	2.25
Showing Instr.	Appointment Required, No	Variable (Y/N)	N
County	Clinton	Original Price	\$49,900
Zoning	D RESICENCE	Lockbox (Y/N)	
Legal	DUCKWORTH'S ADD N 1/2 LOT #4		
Tax ID #	12101115201000021		

MLS Data Courtest of
JOE RISSE
 REALTY INC.
 www.joerisse.com

765-654-8892