



Frankfort **46041**
 Listing Price **\$150,000**
 MLS # **202301131**
 Area **Clinton County**
 Listing Date **1/12/2023**
 Prop SubType **SFAM**
 REO Y/N **No**
 Short Sale Y/N **No**
 Auction Y/N **No**



Property Information

Style	One Story	Garage/# of Cars	2.0
# Total Rooms	8	Garage Type	Detached
Total # Bedrooms	3	Waterfront Y/N	No
# Above Grade Bedrooms	3	Water Name	
Total # Full Baths	1	Year Built	1890
Total # Half Baths	0	Annual Taxes	\$830.20
Fireplace Y/N	No	Year Taxes Payable	2021
FIREPLACE	None	City Zoning	B1
Pool Y/N	No	County Zoning	
Water Utility	City	Association Dues \$	
Sewer	City	Assoc. Dues Frequency	Not Applicable

Square Footage
 Above Grade Finished SqFt **1,352**
 Above Grade Unfin. SqFt **0**
 Below Grade Finished SqFt **0**
 Below Grade Unfin. SqFt **147**
 Total Finished SqFt **1,352**
 Total SqFt **1,499**

Lot Dimensions **Irregular 99' x 135'**
 Approx. Lot Size Acres **0.3070**
 Legal Description **016-18076-00 LT 69 J E HILLIS ADD 2919 & 016-08415-00 PT LT 68 J E HILLIS ADD 3365**
 Subdivision **None**

Schools		Disclaimers	
School District	Community Schools of Frankfort	Buyer Broker Compensation	3.0%
Elementary	Suncrest	Variable Rate Y/N	No
Middle School	Frankfort	Excluded Party	None
High School	Frankfort	Agent/Owner Related Y/N	No
		Owner RE License Y/N	No

Room	Approximate Size	Level
Living Room	20 x 13	Main
Dining Room	10 x 9	Main
Kitchen	14 x 10	Main
Family Room	12 x 12	Main
Bedroom 1	13 x 12	Main
Bedroom 2	10 x 9	Main
Bedroom 3	9 x 8	Main
Bedroom 4	x	
Bedroom 5	x	

Directions and Remarks

Directions to Property **Located on the Northeast corner of Kyger Street and Delphi Avenue directly across from the Village Pantry.**
 Remarks **3 bedroom, 1 bath home on an extra large corner lot. Living room, dining room and family room. Modern kitchen and bath. High efficiency gas furnace and central air. Partial basement. Large patio area plus a 2 car detached garage with large asphalt drive/parking area. Deed to include a restriction against construction/use as a gas station/convenience store.**

Other Features

ARCHITECTURAL STYLE **Traditional**
 BASEMENT/FOUNDATION **Crawl, Partial Basement**
 BASEMENT MATERIAL **Block**
 EXTERIOR **Vinyl**
 LOT DESCRIPTION **Corner, Irregular, Level, 0-2.9999**
 SALE INCLUDES **Microwave, Water Heater Gas**

AMENITIES **Cable Available, Countertops-Laminate, Detector -Smoke, Patio Open, Porch Covered, Stand Up Shower, Main Floor Laundry**
 HEATING/FUEL **Gas, Forced Air**
 COOLING **Central Air**
 PROPOSED FINANCING **Cash, Conventional**
 WATER FEATURES **None**
 ENRGY EFFCNT WIN/DOORS **Insulated Doors, Insulated Glass Windows, Storm Windows**

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