



**Frankfort** 46041  
 Listing Price **\$209,900**  
 MLS # **202303103**  
 Area **Clinton County**  
 Listing Date **2/2/2023**  
 Prop SubType **SFAM**  
 REO Y/N **No**  
 Short Sale Y/N **No**  
 Auction Y/N **No**



### Property Information

Style	<b>Two Story</b>	Garage/# of Cars	<b>2.0</b>
# Total Rooms	<b>7</b>	Garage Type	<b>Attached</b>
Total # Bedrooms	<b>4</b>	Waterfront Y/N	<b>No</b>
# Above Grade Bedrooms	<b>4</b>	Water Name	
Total # Full Baths	<b>2</b>	Year Built	<b>1916</b>
Total # Half Baths	<b>0</b>	Annual Taxes	<b>\$346.04</b>
Fireplace Y/N	<b>No</b>	Year Taxes Payable	<b>2021</b>
FIREPLACE	<b>Den</b>	City Zoning	<b>B1</b>
Pool Y/N	<b>No</b>	County Zoning	
Water Utility	<b>City</b>	Association Dues \$	
Sewer	<b>City</b>	Assoc. Dues Frequency	<b>Not Applicable</b>

**Square Footage**  
 Above Grade Finished SqFt **1,602**  
 Above Grade Unfin. SqFt **0**  
 Below Grade Finished SqFt **0**  
 Below Grade Unfin. SqFt **650**  
 Total Finished SqFt **1,602**  
 Total SqFt **2,252**

Lot Dimensions **50X82**  
 Approx. Lot Size Acres **0.0900**  
 Legal Description **016-13059-60 BARNER PARK ADD PT LTS 14 & 15 2876**  
 Subdivision **None**  
 Builder's Name

### Schools

School District **Community Schools of Frankfort**  
 Elementary **Blue Ridge / Green Meadows**  
 Middle School **Frankfort**

### Disclaimers

Buyer Broker Compensation **3.00%**  
 Variable Rate Y/N **No**  
 Excluded Party **None**  
 Agent/Owner Related Y/N **No**  
 Owner RE License Y/N **No**

<u>Room</u>	<u>Approximate Size</u>	<u>Level</u>
Living Room	22 x 11	Main
Dining Room	13 x 13	Main
Kitchen	11 x 11	Main
Family Room	x	
Bedroom 1	11 x 14	Upper
Bedroom 2	10 x 11	Upper
Bedroom 3	11 x 11	Upper
Bedroom 4	15 x 9	Main
Bedroom 5	x	

### Directions and Remarks

Directions to Property **Coming into Frankfort heading east on 28, turn south on Clay St, head south, turn left on Glendale Dr. House will be on the left.**  
 Remarks **This majestic 4 Bedroom 2 bath home sits inside Frankfort's Christian Ridge Historical district close to Dorner's Park. 1602 SQFT of finished living space with a garage and basement.**

### Other Features

BASEMENT/FOUNDATION **Full Basement, Unfinished**  
 BASEMENT MATERIAL **Brick**  
 EXTERIOR **Aluminum**  
 LOT DESCRIPTION **0-2.9999**

HEATING/FUEL **Gas, Forced Air**  
 COOLING **Central Air**  
 PROPOSED FINANCING **Cash, Conventional, FHA, USDA, VA**

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