

## ALL FIELDS DETAIL



<b>MLS #</b>	20101194	<b>Bedrooms</b>	3
<b>Status</b>	Active	<b>Total Baths</b>	1 Bath
<b>Type</b>	Single Family	<b>Garage Capacity</b>	2 Car
<b>Address</b>	109 N Catherine Street	<b>Construction</b>	Frame
<b>Address 2</b>		<b>Design</b>	2 Story
<b>City</b>	Mount Vernon		
<b>State</b>	OH		
<b>Zip</b>	43050		
<b>Area</b>	Mt. Vernon		
<b>Class</b>	RESIDENTIAL		
<b>Asking Price</b>	\$64,000		
<b>Sale/Rent</b>	For Sale		
<b>IDX Include</b>	Yes		

## GENERAL

<b>VOW Include</b>	Yes	<b>VOW Address</b>	Yes
<b>VOW Comment</b>	Yes	<b>VOW AVM</b>	Yes
<b>Agent Hit Count</b>	1	<b>Client Hit Count</b>	0
<b>Number of Acres</b>	0.1606	<b>Auction Y/N</b>	No
<b>Agent</b>	Sam Miller - Main: (740) 397-7800	<b>Listing Office 1</b>	Re/Max Stars - Main: (740) 392-7000
<b>Listing Agent 2</b>		<b>Listing Office 2</b>	
<b>Listing Agent 3</b>		<b>Listing Office 3</b>	
<b>School District</b>	Mount Vernon	<b>Public School</b>	East-MTV District
<b>County</b>	In Knox County	<b>Township</b>	City
<b>Subdivision</b>		<b>Comp-SB</b>	0
<b>Comp-BB</b>	3	<b>Comp-Variable Y/N</b>	No
<b>Semi-Annual Taxes</b>	582.56*	<b>Parcel #</b>	66-00617-000
<b>Lot #</b>	0	<b>Listing Date</b>	10/21/2010
<b>Expiration Date</b>	1/21/2011	<b>Lot Size/Acres</b>	.1606
<b>Approx Year Built</b>	1924	<b>Age</b>	86
<b>Approx Above Grade SqFt</b>	1136	<b>Approx Total Living Space</b>	1136
<b>Zoning</b>		<b>Assessments</b>	6.00*
<b>Heat Cost</b>		<b>Directions</b>	
<b>Parcel #1</b>		<b>Parcel #2</b>	
<b>Parcel #3</b>		<b>Parcel #4</b>	
<b>Documents On File</b>		<b>Living Room Level</b>	1
<b>Living Room Size</b>	18 x 11.6	<b>Dining Room Level</b>	1
<b>Dining Room Size</b>	11.4 x 10.5	<b>Kitchen Level</b>	1
<b>Kitchen Size</b>	15.2 x 7.4	<b>Family Room Level</b>	
<b>Family Room Size</b>	0	<b>Bathroom Level</b>	2
<b>Bathroom Size</b>	8 x 4.6	<b>Bedroom 1 Level</b>	2
<b>Bedroom 1 Size</b>	13.2 x 11.4	<b>Bedroom 2 Level</b>	2
<b>Bedroom 2 Size</b>	11.6 x 8.8	<b>Bedroom 3 Level</b>	2
<b>Bedroom 3 Size</b>	8.10 x 8.1	<b>Bedroom 4 Level</b>	
<b>Bedroom 4 Size</b>		<b>Garage Level</b>	1
<b>Garage Size</b>	2 Car Detached	<b>Utility Room Level</b>	L
<b>Utility Room Size</b>	Lower Level	<b>Other Room 1 Level</b>	1
<b>Other Room 1 Size</b>	7.8 x 7.2	<b>Other Room 2 Level</b>	
<b>Other Room 2 Size</b>		<b>Off Market Date</b>	
<b>Associated Document Count</b>	0	<b>Search By Map</b>	
<b>Tax ID</b>		<b>Update Date</b>	10/28/2010
<b>Status Date</b>	10/28/2010	<b>HotSheet Date</b>	10/28/2010
<b>Price Date</b>	10/28/2010	<b>Input Date</b>	10/28/2010 8:57:00 AM
<b>Original Price</b>	\$64,000	<b>Days On Market</b>	7

## FEATURES

<b>STYLE</b>	<b>HEATING</b>	<b>CONSTRUCTION</b>	<b>GARAGE TYPE</b>
2 Story	Forced Air	Frame	Garage Detached
<b>EXTERIOR</b>	Natural Gas	Framed on Site	<b>FENCING</b>
Vinyl	<b>COOLING</b>	<b>FIREPLACE</b>	Yes
<b>YARD</b>	Central Air	Fireplace	<b>FLOORS</b>
Level	<b>WATER</b>	In Living Room	Vinyl
<b>ROOF</b>	City	<b>BASEMENT</b>	Wood Floors
Shingle	<b>SEWER</b>	Partial	<b>LAUNDRY</b>
	City	<b>DETACHED STRUCTURES</b>	Basement
		Garage	

**FINANCIAL**

**Financing Remarks**

**SOLD STATUS**

**How Sold**  
**Closing Date**  
**Selling Agent 1**  
**Seller Concessions Y/N**  
**Financing**

**Contract Date**  
**Sold Price**  
**Selling Office 1**  
**Seller Concessions**

**REMARKS**

Bank owned home located in the East end of Mount Vernon among very nicer homes, attractive 2 story design that features 3 bedrooms and 1.5 baths, a very large living room highlighted by a fireplace and wood flooring, attractive dining room and cute kitchen, this home features lots of hardwood flooring and natural sunlight, there is a natural gas forced air furnace and central air conditioning, covered front porch, detached garage and a very level and easy back fenced yard, this home is in need of some repairs but is great buy, could be great for owner occupied with some work or for an investor it could make a great fix and flip or cash flow rental with equity building potential. \$64,000 \*Special bank addendums apply, earnest money deposit and letter of lender pre -approval required at time of offer.

**ADDITIONAL PICTURES**

