

**ALL FIELDS WITH EMAIL**



**MLS #** 20170594  
**Class** RESIDENTIAL  
**Type** Single Family  
**Area** Suburban  
**Asking Price** \$160,000  
**Address** 1115 Avalon Road  
**Address 2**  
**City** Mount Vernon  
**State** OH  
**Zip** 43050  
**Status** Active  
**Sale/Rent** For Sale  
**IDX Include** Y

**Bedrooms** 2  
**Total Baths** 2 Bath  
**Garage Capacity** 3 Car  
**Construction** Frame  
**Design** Ranch



**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>	0	<b>Client Hit Count</b>	0
<b>Number of Acres</b>	3.0480	<b>Auction Y/N</b>	No
<b>Agent - Agent Name and Phone</b>	Sam Miller - Main: 740-397-7800	<b>Agent - E-mail</b>	samsells@sammiller.com
<b>Listing Office 1 - Office Name</b>	Re/Max Stars	<b>Listing Office 1 - Phone Number</b>	Main: 740-392-7000
<b>Listing Agent 2 - Agent Name and Phone</b>		<b>Listing Agent 2 - E-mail</b>	
<b>Listing Office 2 - Office Name</b>		<b>Listing Office 2 - Phone Number</b>	
<b>Listing Agent 3 - Agent Name and Phone</b>		<b>Listing Agent 3 - E-mail</b>	
<b>Listing Office 3 - Office Name</b>		<b>Listing Office 3 - Phone Number</b>	
<b>School District</b>	Mount Vernon	<b>Public School</b>	Pleasant St-MTV District
<b>County</b>	In Knox County	<b>Township</b>	Monroe
<b>Subdivision</b>	Other	<b>Comp-Variable Y/N</b>	No
<b>Semi-Annual Taxes</b>	1050.31*	<b>Parcel #</b>	49-01289-002
<b>Lot #</b>	0	<b>Listing Date</b>	6/24/2017
<b>Expiration Date</b>	12/31/2017	<b>Lot Size/Acres</b>	3.048
<b>Approx Year Built</b>	1991	<b>Age</b>	26
<b>Approx Above Grade SqFt</b>	1,607	<b>Approx Total Living Space</b>	
<b>Zoning</b>		<b>Assessments</b>	3.00*
<b>Heat Cost</b>		<b>Directions</b>	
<b>Documents On File</b>		<b>Living Room Level</b>	1
<b>Living Room Size</b>	23.7 x 13.8	<b>Dining Room Level</b>	1
<b>Dining Room Size</b>	11 x 10.1	<b>Kitchen Level</b>	1
<b>Kitchen Size</b>	29.3 x 11 combo	<b>Family Room Level</b>	1
<b>Family Room Size</b>	29.3 x 11 combo	<b>Bathroom 1 Level</b>	1
<b>Bathroom 1 Size</b>	9.10 x 5.11	<b>Bedroom 1 Level</b>	1
<b>Bedroom 1 Size</b>	21.3 x 12.1	<b>Bedroom 2 Level</b>	1
<b>Bedroom 2 Size</b>	17.9 x 14.1	<b>Bedroom 3 Level</b>	
<b>Bedroom 3 Size</b>		<b>Bedroom 4 Level</b>	
<b>Bedroom 4 Size</b>		<b>Bathroom 1 Type</b>	Full
<b>Bathroom 2 Level</b>	1	<b>Bathroom 2 Size</b>	7.3 x 4.11
<b>Bathroom 2 Type</b>	Full	<b>Bathroom 3 Level</b>	
<b>Bathroom 3 Size</b>		<b>Bathroom 3 Type</b>	
<b>Bathroom 4 Level</b>		<b>Bathroom 4 Size</b>	
<b>Bathroom 4 Type</b>		<b>Garage Level</b>	1
<b>Garage Size</b>	Attached and Detache	<b>Utility Room Level</b>	1
<b>Utility Room Size</b>	14 x 5.5	<b>Other Room 1 Level</b>	1
<b>Other Room 1 Size</b>	15.6 x 11.6	<b>Other Room 2 Level</b>	1
<b>Other Room 2 Size</b>	Gazebo	<b>Off Market Date</b>	
<b>Associated Document Count</b>	0	<b>Search By Map</b>	
<b>Tax ID</b>		<b>Update Date</b>	6/27/2017
<b>Status Date</b>	6/27/2017	<b>HotSheet Date</b>	6/27/2017
<b>Last Price Change Date</b>	6/27/2017	<b>Input Date</b>	6/27/2017 3:41 PM
<b>Original Price</b>	\$160,000	<b>Days On Market</b>	3
<b>Virtual Tour</b>	<a href="http://www.tourfactory.com/1816298">http://www.tourfactory.com/1816298</a>	<b>City Corps. Limit</b>	No
<b>Homestead Y/N</b>	Yes	<b>Homestead \$ Amount</b>	\$209.20
<b>CAUV Y/N</b>	No	<b>CAUV \$ Amount</b>	\$0.00
<b>Village</b>	Other	<b>Comp-BB</b>	3

**GENERAL**

Comp-SB	0	Picture Count	25
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**FEATURES**

<b>STYLE</b> Ranch	<b>HEATING</b> Forced Air Natural Gas	<b>APPLIANCES</b> Dishwasher Range Hood	<b>GARAGE TYPE</b> Garage Attached Garage Detached
<b>EXTERIOR</b> Brick Vinyl	<b>COOLING</b> Central Air	<b>BASEMENT</b> Crawl Space	<b>FLOORS</b> Ceramic Tile Laminate Vinyl
<b>YARD</b> Level Paved Street	<b>WATER</b> Well	<b>DRIVEWAY</b> Paved	<b>LAUNDRY</b> Main Floor
<b>ROOF</b> Shingle	<b>SEWER</b> Aerator	<b>DETACHED STRUCTURES</b> Garage	
	<b>CONSTRUCTION</b> Frame		

**FINANCIAL**

Financing Remarks

**SOLD STATUS**

How Sold	Contract Date
Closing Date	Sold Price
Selling Agent 1 - Agent Name	Selling Office 1 - Office Name
Seller Concessions Y/N	Seller Concessions
Financing	

**REMARKS**

**Remarks** Beautiful ranch home with an edge of town location, situated on 3.048 country acres, features include 2 large bedrooms and 2 full baths, natural light filled living room with laminate flooring, adjoining dining area, gorgeous cabinet filled kitchen with adjoining breakfast nook/family room, relaxing sun room off the kitchen, attached 2 car garage plus a detached garage/workshop, circular paved driveway, gazebo, beautiful setting with road frontage on Avalon Road and Vernonview Drive, well maintained one owner home, priced to sell at \$160,000.

**AGENT TO AGENT REMARKS**

**Agent to Agent Remarks** Agents: Please call CSS for showings: 419-525-4531 Generator is excluded, owner will get starts off some flowers, small tree will be removed in yard-sentimental.

**ADDITIONAL PICTURES**



