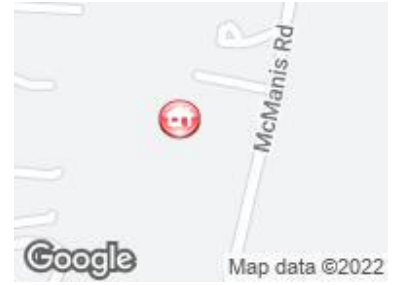


**ALL FIELDS WITH EMAIL**



<b>MLS #</b>	20220660	<b>Bedrooms</b>	4
<b>Class</b>	RESIDENTIAL	<b>Full Baths</b>	2 Bath
<b>Type</b>	Single Family	<b>Half Bath</b>	0
<b>Area</b>	Suburban	<b>Garage Capacity</b>	3 Car
<b>Asking Price</b>	\$340,000	<b>Construction</b>	Frame
<b>Address</b>	11611 McManis Road	<b>Design</b>	Ranch
<b>Address 2</b>			
<b>City</b>	Mount Vernon		
<b>State</b>	OH		
<b>Zip</b>	43050		
<b>Status</b>	Active		
<b>Sale/Rent</b>	For Sale		
<b>IDX Include</b>	Y		



**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>	1.2550	<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>	Wiggins-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>	1858.06*	<b>Parcel #</b>	49-00028.008
<b>Lot #</b>	0	<b>Listing Date</b>	9/30/2022
<b>Expiration Date</b>	3/15/2023	<b>Lot Size/Acres</b>	1.255
<b>Approx Year Built</b>	1993	<b>Age</b>	29
<b>Approx Above Grade SqFt</b>	1,796	<b>Approx Total Living Space</b>	2500
<b>Zoning</b>		<b>Assessments</b>	6.00*
<b>Heat Cost</b>		<b>Directions</b>	
<b>Documents On File</b>		<b>Living Room Level</b>	1
<b>Living Room Size</b>	17.8 x 15.3	<b>Dining Room Level</b>	1
<b>Dining Room Size</b>	22 x 10.4	<b>Kitchen Level</b>	1
<b>Kitchen Size</b>	22 x 10.4	<b>Family Room Level</b>	1
<b>Family Room Size</b>	21.10 x 18.11	<b>Bathroom 1 Level</b>	1
<b>Bathroom 1 Size</b>	16.10 x 7.5	<b>Bedroom 1 Level</b>	1
<b>Bedroom 1 Size</b>	14.7 x 13	<b>Bedroom 2 Level</b>	1
<b>Bedroom 2 Size</b>	12.5 x 11.4	<b>Bedroom 3 Level</b>	1
<b>Bedroom 3 Size</b>	12 x 11.6	<b>Bedroom 4 Level</b>	L
<b>Bedroom 4 Size</b>	21 x 16.1	<b>Bathroom 1 Type</b>	Full
<b>Bathroom 2 Level</b>	1	<b>Bathroom 2 Size</b>	7.7 x 7.5
<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>	3 Car Attached	<b>Utility Room Level</b>	1
<b>Utility Room Size</b>	12.1 x 7	<b>Other Room 1 Level</b>	L
<b>Other Room 1 Size</b>	24.10x14.9	<b>Other Room 2 Level</b>	1
<b>Other Room 2 Size</b>	Deck	<b>Off Market Date</b>	
<b>Associated Document Count</b>	0	<b>Search By Map</b>	
<b>Tax ID</b>		<b>Update Date</b>	9/30/2022
<b>Status Date</b>	9/30/2022	<b>HotSheet Date</b>	9/30/2022
<b>Last Price Change Date</b>	9/30/2022	<b>Input Date</b>	9/30/2022 4:44 PM
<b>Original Price</b>	\$340,000	<b>Virtual Tour</b>	http://www.tourfactory.com/3031170
<b>City Corps. Limit</b>	No	<b>Homestead Y/N</b>	No
<b>Homestead \$ Amount</b>	\$0.00	<b>CAUV Y/N</b>	No
<b>CAUV \$ Amount</b>	\$0.00	<b>Village</b>	Other
<b>Comp-BB</b>	3	<b>Comp-SB</b>	0

**GENERAL**

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<b>Picture Count</b>	35	<b>Showing Date</b>
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**FEATURES**

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<b>STYLE</b> Ranch	<b>WATER</b> Well	<b>FIREPLACE</b> Gas Log Fireplace	<b>EXTRAS</b> Above Ground Pool Deck
<b>EXTERIOR</b> Vinyl	<b>SEWER</b> Septic	<b>BASEMENT</b> Finished	<b>FLOORS</b> Ceramic Tile Wall To Wall Carpet Wood Floors
<b>YARD</b> Paved Street	<b>CONSTRUCTION</b> Frame	<b>DRIVEWAY</b> Concrete	<b>LAUNDRY</b> Main Floor
<b>ROOF</b> Metal	<b>TELEVISION</b> High Speed Internet	<b>DETACHED STRUCTURES</b> Shed	
<b>HEATING</b> Forced Air Propane	<b>APPLIANCES</b> Dishwasher Microwave Range Oven Refrigerator	<b>GARAGE TYPE</b> Garage Attached	
<b>COOLING</b> Central Air			

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**FINANCIAL**

**Financing Remarks**

**SOLD STATUS**

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

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**REMARKS**

**Remarks** What a nice home, spacious ranch situated on 1.255 country acres, wonderful location near Gambier/Kenyon College, features include 4 bedrooms and 2 full baths, inviting formal living room with gas log fireplace, beautiful kitchen with stainless steel appliances and solid surface countertops, adjoining dining area, step down family room with a great room design, main level laundry, lots of hardwood floors, primary bedroom suite with deluxe on suite bath, finished lower level with huge second family room and built in entertainment center, bonus room/4th bedroom, attached 3 car garage with concrete drive, relaxing rear deck and salt water swimming pool, fantastic back yard, whole house generator and more, you'll be impressed! \$340,000

**AGENT TO AGENT REMARKS**

**Showing Phone** 614-255-5588  
**Agent to Agent Remarks**

**ADDITIONAL PICTURES**





