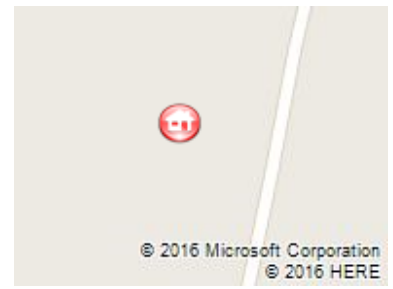


**ALL FIELDS WITH EMAIL**



**MLS #** 20160432  
**Class** RESIDENTIAL  
**Type** Single Family  
**Area** Suburban  
**Asking Price** \$259,900  
**Address** 11659 McManis Road  
**Address 2**  
**City** Mount Vernon  
**State** OH  
**Zip** 43050  
**Status** Active  
**Sale/Rent** For Sale  
**IDX Include** Y

**Bedrooms** 4  
**Total Baths** 3 Bath  
**Garage Capacity** 2.5 Car  
**Construction** Frame  
**Design** 2 Story



**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>	2.2590	<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>	1849.16*	<b>Parcel #</b>	49-00090.000
<b>Lot #</b>	0	<b>Listing Date</b>	5/17/2016
<b>Expiration Date</b>	11/15/2016	<b>Lot Size/Acres</b>	2.259
<b>Approx Year Built</b>	1997	<b>Age</b>	19
<b>Approx Above Grade SqFt</b>	2,816	<b>Approx Total Living Space</b>	2816
<b>Zoning</b>		<b>Assessments</b>	3.00*
<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>	17.2 x 13.4	<b>Dining Room Level</b>	1
<b>Dining Room Size</b>	13.10 x 13.6	<b>Kitchen Level</b>	1
<b>Kitchen Size</b>	22.6 x 13.4	<b>Family Room Level</b>	1
<b>Family Room Size</b>	18.6 x 13.4	<b>Bathroom 1 Level</b>	2
<b>Bathroom 1 Size</b>	13.6 x 10.1	<b>Bedroom 1 Level</b>	2
<b>Bedroom 1 Size</b>	16.10 x 13.9	<b>Bedroom 2 Level</b>	2
<b>Bedroom 2 Size</b>	12.8 x 11.2	<b>Bedroom 3 Level</b>	2
<b>Bedroom 3 Size</b>	11.11 x 11.7	<b>Bedroom 4 Level</b>	2
<b>Bedroom 4 Size</b>	12.6 x 11.10	<b>Bathroom 1 Type</b>	Full
<b>Bathroom 2 Level</b>	2	<b>Bathroom 2 Size</b>	8.5 x 5.3
<b>Bathroom 2 Type</b>	Full	<b>Bathroom 3 Level</b>	1
<b>Bathroom 3 Size</b>	8.2 x 6.11	<b>Bathroom 3 Type</b>	Full
<b>Bathroom 4 Level</b>		<b>Bathroom 4 Size</b>	
<b>Bathroom 4 Type</b>		<b>Garage Level</b>	1
<b>Garage Size</b>	2.5 Car Attached	<b>Utility Room Level</b>	1
<b>Utility Room Size</b>	11.3 x 6.3	<b>Other Room 1 Level</b>	1
<b>Other Room 1 Size</b>	Covered Porch	<b>Other Room 2 Level</b>	1
<b>Other Room 2 Size</b>	In Ground Pool	<b>Off Market Date</b>	
<b>Associated Document Count</b>	0	<b>Search By Map</b>	
<b>Tax ID</b>		<b>Update Date</b>	5/18/2016
<b>Status Date</b>	5/18/2016	<b>HotSheet Date</b>	5/18/2016
<b>Last Price Change Date</b>	5/18/2016	<b>Input Date</b>	5/18/2016 1:34 PM
<b>Original Price</b>	\$259,900	<b>Days On Market</b>	1
<b>Virtual Tour</b>	<a href="http://www.tourfactory.com/1570916">http://www.tourfactory.com/1570916</a>	<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

**GENERAL**

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Comp-SB	0	Picture	25
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**FEATURES**

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<b>STYLE</b> 2 Story	<b>HEATING</b> Forced Air Heat Pump Propane	<b>APPLIANCES</b> Dishwasher Microwave Range Hood Range Oven Refrigerator	<b>GARAGE TYPE</b> Garage Attached
<b>EXTERIOR</b> Vinyl	<b>COOLING</b> Heat Pump	<b>FIREPLACE</b> Gas Log Fireplace In Family Room	<b>EXTRAS</b> Covered Deck In-ground Pool
<b>YARD</b> Level Paved Street	<b>WATER</b> Well	<b>BASEMENT</b> Combination	<b>FENCING</b> Yes
<b>ROOF</b> Shingle	<b>SEWER</b> Septic	<b>DRIVEWAY</b> Paved	<b>FLOORS</b> Ceramic Tile Laminate Wall To Wall Carpet
	<b>CONSTRUCTION</b> Frame		<b>LAUNDRY</b> Main Floor

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**FINANCIAL**

Financing Remarks

**SOLD STATUS**

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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	

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**REMARKS**

Beautiful 2 Story home situated on 2.259 country acres, great location minutes from Gambier and Mount Vernon, located in Mount Vernon Schools, features include 4 bedrooms and 3 full baths, large formal living and formal dining room, pretty cabinet filled kitchen with stainless steel appliances and adjoining breakfast nook, open first floor family room with gas log fireplace, convenient main level laundry room, master bedroom suite with deluxe master bath and walk in closet, attached 2.5 car garage with paved circular driveway, relaxing covered rear porch overlooking the in-ground swimming pool, the pool has an LED color changing night swimming, beautiful setting with 26 apple trees, impressive updates and improvements throughout. \$259,900.

**AGENT TO AGENT REMARKS**

**ADDITIONAL PICTURES**



