

ALL FIELDS WITH EMAIL



MLS #	20230474	Bedrooms	3
Class	RESIDENTIAL	Full Baths	1 Bath
Type	Single Family	Half Bath	0
Area	Suburban	Garage Capacity	2 Car
Asking Price	\$225,000	Construction	Frame
Address	11981 Armentrout Road	Design	Ranch
Address 2			
City	Fredericktown		
State	OH		
Zip	43019		
Status	Active		
Sale/Rent	For Sale		
IDX Include	Y		



GENERAL

VOW Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
Agent Hit Count	0	Client Hit Count	0
Number of Acres	3.0530	Auction Y/N	No
Agent - Agent Name and Phone	Sam Miller - Main: 740-397-7800	Agent - E-mail	samsells@sammiller.com
Listing Office 1 - Office Name	Re/Max Stars	Listing Office 1 - Phone Number	Main: 740-392-7000
Listing Agent 2 - Agent Name and Phone		Listing Agent 2 - E-mail	
Listing Office 2 - Office Name		Listing Office 2 - Phone Number	
Listing Agent 3 - Agent Name and Phone		Listing Agent 3 - E-mail	
Listing Office 3 - Office Name		Listing Office 3 - Phone Number	
School District	Fredericktown	Public School	Fredericktown
County	In Knox County	Township	Berlin
Subdivision	Other	Comp-Variable Y/N	No
Semi-Annual Taxes	880.46*	Parcel #	6 Parcels
Lot #	0	Listing Date	8/3/2023
Expiration Date	12/31/2023	Lot Size/Acres	3.053
Approx Year Built	1962	Age	61
Approx Above Grade SqFt	1,160	Approx Total Living Space	
Zoning		Assessments	6.00*
Heat Cost		Directions	
Documents On File	RPD	Living Room Level	1
Living Room Size	21.5 x 11.5	Dining Room Level	1
Dining Room Size	20 x 15.2	Kitchen Level	1
Kitchen Size	20 x 15.2	Family Room Level	
Family Room Size		Bathroom 1 Level	1
Bathroom 1 Size	8.2 x 6.6	Bedroom 1 Level	1
Bedroom 1 Size	13.5 x 11.5	Bedroom 2 Level	1
Bedroom 2 Size	11.5 x 10	Bedroom 3 Level	1
Bedroom 3 Size	9.6 x 8.1	Bedroom 4 Level	
Bedroom 4 Size		Bathroom 1 Type	Full
Bathroom 2 Level		Bathroom 2 Size	
Bathroom 2 Type		Bathroom 3 Level	
Bathroom 3 Size		Bathroom 3 Type	
Bathroom 4 Level		Bathroom 4 Size	
Bathroom 4 Type		Garage Level	1
Garage Size	Detached Garage	Utility Room Level	L
Utility Room Size	Lower Level	Other Room 1 Level	1
Other Room 1 Size	Sun Porch	Other Room 2 Level	
Other Room 2 Size		Off Market Date	
Associated Document Count	1	Search By Map	
Tax ID		Update Date	8/3/2023
Status Date	8/3/2023	HotSheet Date	8/3/2023
Last Price Change Date	8/3/2023	Input Date	8/3/2023 11:11 AM
Original Price	\$225,000	Virtual Tour	http://www.tourfactory.com/3098901
City Corps. Limit	No	Homestead Y/N	Yes
Homestead \$ Amount	\$190.69	CAUV Y/N	No
CAUV \$ Amount	\$0.00	Village	Other

GENERAL

Comp-BB	3	Comp-SB	0
Picture Count	21	Showing Date	

FEATURES

STYLE Ranch	COOLING Central Air	FIREPLACE Wood Stove	GARAGE TYPE Garage Detached
EXTERIOR Vinyl	WATER Well	BASEMENT Partial	EXTRAS Deck
YARD Paved Street	SEWER Septic	UNFINISHED Unfinished	FLOORS Vinyl
ROOF Shingle	CONSTRUCTION Frame	DRIVEWAY Gravel	Wall To Wall Carpet
HEATING Forced Air Propane	APPLIANCES Dryer Range Oven Refrigerator Washer	DETACHED STRUCTURES Garage Shed	LAUNDRY Basement

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 Cozy ranch home that includes 6 parcels of land totaling 3.05 Country acres, great location, features include 3 bedrooms and a full main level bath, nice sized living room with picture window, cabinet filled kitchen with center island and adjoining vaulted ceiling dining room, enclosed rear sun porch, unfinished basement, detached 2 car garage plus two yard barns for added storage, propane heat and central air conditioning, selling in as-is condition, priced to sell fast at \$225,000.

AGENT TO AGENT REMARKS

Showing Phone	614-255-5588
Agent to Agent Remarks	Selling in as-is condition.

ADDITIONAL PICTURES



