

**ALL FIELDS WITH EMAIL**



<b>MLS #</b>	20220709	<b>Bedrooms</b>	3
<b>Class</b>	RESIDENTIAL	<b>Full Baths</b>	2 Bath
<b>Type</b>	Single Family	<b>Half Bath</b>	0
<b>Area</b>	Mt. Vernon	<b>Garage Capacity</b>	2 Car
<b>Asking Price</b>	\$225,000	<b>Construction</b>	Frame
<b>Address</b>	12 Mallard Pointe	<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>	0.1700	<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>	City
<b>Subdivision</b>	Other	<b>Comp-Variable Y/N</b>	No
<b>Semi-Annual Taxes</b>	1163.56*	<b>Parcel #</b>	66-09721.058
<b>Lot #</b>	541	<b>Listing Date</b>	10/18/2022
<b>Expiration Date</b>	4/15/2023	<b>Lot Size/Acres</b>	.17
<b>Approx Year Built</b>	2004	<b>Age</b>	18
<b>Approx Above Grade SqFt</b>	1,452	<b>Approx Total Living Space</b>	
<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>	26.4 x 18.8	<b>Dining Room Level</b>	1
<b>Dining Room Size</b>	26.4 x 18.8	<b>Kitchen Level</b>	1
<b>Kitchen Size</b>	26.4 x 18.8	<b>Family Room Level</b>	
<b>Family Room Size</b>		<b>Bathroom 1 Level</b>	1
<b>Bathroom 1 Size</b>	12.2 x 7.3	<b>Bedroom 1 Level</b>	1
<b>Bedroom 1 Size</b>	15.11 x 12.3	<b>Bedroom 2 Level</b>	1
<b>Bedroom 2 Size</b>	10.5 x 9.11	<b>Bedroom 3 Level</b>	1
<b>Bedroom 3 Size</b>	10.5 x 10	<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>	7.11 x 5.3
<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>	2 Car Attacjed	<b>Utility Room Level</b>	1
<b>Utility Room Size</b>	5.8 x 5.7	<b>Other Room 1 Level</b>	1
<b>Other Room 1 Size</b>	Covered Porch	<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>	10/18/2022
<b>Status Date</b>	10/18/2022	<b>HotSheet Date</b>	10/18/2022
<b>Last Price Change Date</b>	10/18/2022	<b>Input Date</b>	10/18/2022 2:04 PM
<b>Original Price</b>	\$225,000	<b>Virtual Tour</b>	http://www.tourfactory.com/3035670
<b>City Corps. Limit</b>	Yes	<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>	Mt. Vernon
<b>Comp-BB</b>	3	<b>Comp-SB</b>	0

**GENERAL**

Picture Count 18 Showing Date

**FEATURES**

<b>STYLE</b> Ranch	<b>HEATING</b> Forced Air Natural Gas	<b>APPLIANCES</b> Dishwasher Dryer Range Oven Refrigerator Washer	<b>DRIVEWAY</b> Concrete
<b>EXTERIOR</b> Brick Vinyl	<b>COOLING</b> Central Air	<b>FIREPLACE</b> Gas Log Fireplace In Living Room	<b>GARAGE TYPE</b> Garage Attached
<b>YARD</b> Paved Street	<b>WATER</b> City	<b>BASEMENT</b> None	<b>EXTRAS</b> Covered Patio
<b>ROOF</b> Shingle	<b>SEWER</b> City		<b>FLOORS</b> Ceramic Tile Laminate Wall To Wall Carpet
	<b>CONSTRUCTION</b> Frame		<b>LAUNDRY</b> Main Floor

**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** Lovely ranch home located in the desirable east end of Mount Vernon, this home offers 3 bedrooms and 2 full baths, an open great room floor plan with living room, dining room and white cabinet filled kitchen with center island, cozy gas log fireplace, primary bedroom suite with private on suite bath, attached 2 car garage with concrete driveway, convenient main level laundry, two covered porches, easy care living at its finest. \$225,000.

**AGENT TO AGENT REMARKS**

**Showing Phone** 614-255-5588  
**Agent to Agent Remarks** Home is in a bit of disarray, seller is in the process of moving. This property could be subject to a lawsuit filed in the State of Ohio v. The Landings Property Association, Inc et. al., Knox County Court of Common Pleas case number 20IN06-0149 and the buyers may become a party to the lawsuit. \$50 a month maintenance fee applies.

**ADDITIONAL PICTURES**



