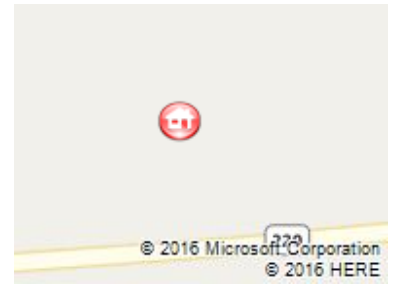


**ALL FIELDS WITH EMAIL**



**MLS #** 20160367  
**Class** RESIDENTIAL  
**Type** Single Family  
**Area** Suburban  
**Asking Price** \$275,000  
**Address** 1201 Gambier Road  
**Address 2**  
**City** Mount Vernon  
**State** OH  
**Zip** 43050  
**Status** Active  
**Sale/Rent** For Sale  
**IDX Include** Y

**Bedrooms** 4  
**Total Baths** 3.5 Bath  
**Garage Capacity** 2 Car  
**Construction** Modular  
**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>	2.8890	<b>Auction Y/N</b>	No
<b>Agent - Agent Name and Phone</b>	<a href="tel:740-397-7800">Sam Miller - Main: 740-397-7800</a>	<b>Agent - E-mail</b>	<a href="mailto:samsells@sammler.com">samsells@sammler.com</a>
<b>Listing Office 1 - Office Name</b>	<a href="#">Re/Max Stars</a>	<b>Listing Office 1 - Phone Number</b>	<a href="tel:740-392-7000">Main: 740-392-7000</a>
<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>	East-MTV District
<b>County</b>	In Knox County	<b>Township</b>	Pleasant
<b>Subdivision</b>	Other	<b>Comp-Variable Y/N</b>	No
<b>Semi-Annual Taxes</b>	1906.47*	<b>Parcel #</b>	59-00059-000
<b>Lot #</b>	0	<b>Listing Date</b>	5/2/2016
<b>Expiration Date</b>	11/15/2016	<b>Lot Size/Acres</b>	2.889
<b>Approx Year Built</b>	2001	<b>Age</b>	15
<b>Approx Above Grade SqFt</b>	3,100	<b>Approx Total Living Space</b>	4170
<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>	16.1 x 12.11	<b>Dining Room Level</b>	1
<b>Dining Room Size</b>	12.11 x 11.10	<b>Kitchen Level</b>	1
<b>Kitchen Size</b>	15.9 x 12.10	<b>Family Room Level</b>	1
<b>Family Room Size</b>	25.6 x 12.11	<b>Bathroom 1 Level</b>	1
<b>Bathroom 1 Size</b>	6.1 x 2.7	<b>Bedroom 1 Level</b>	2
<b>Bedroom 1 Size</b>	15 x 13.6	<b>Bedroom 2 Level</b>	2
<b>Bedroom 2 Size</b>	13.7 x 9.7	<b>Bedroom 3 Level</b>	2
<b>Bedroom 3 Size</b>	13.3 x 12.11	<b>Bedroom 4 Level</b>	3
<b>Bedroom 4 Size</b>	16.7 x 12.3	<b>Bathroom 1 Type</b>	Half
<b>Bathroom 2 Level</b>	2	<b>Bathroom 2 Size</b>	9.5 x 8.4
<b>Bathroom 2 Type</b>	Full	<b>Bathroom 3 Level</b>	2
<b>Bathroom 3 Size</b>	12.10 x 9.7	<b>Bathroom 3 Type</b>	Full
<b>Bathroom 4 Level</b>	L	<b>Bathroom 4 Size</b>	6.9 x 4
<b>Bathroom 4 Type</b>	Full	<b>Garage Level</b>	1
<b>Garage Size</b>	2 Car Attached	<b>Utility Room Level</b>	L
<b>Utility Room Size</b>	Lower Level	<b>Other Room 1 Level</b>	1
<b>Other Room 1 Size</b>	23.11 x 9.10 SunRm	<b>Other Room 2 Level</b>	L
<b>Other Room 2 Size</b>	41.2 x 25.10	<b>Off Market Date</b>	
<b>Associated Document Count</b>	0	<b>Search By Map</b>	
<b>Tax ID</b>		<b>Update Date</b>	5/2/2016
<b>Status Date</b>	5/2/2016	<b>HotSheet Date</b>	5/2/2016
<b>Last Price Change Date</b>	5/2/2016	<b>Input Date</b>	5/2/2016 3:37 PM
<b>Original Price</b>	\$275,000	<b>Virtual Tour</b>	<a href="http://www.tourfactory.com/1558092">http://www.tourfactory.com/1558092</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	<b>Comp-SB</b>	0

## GENERAL

Picture 25

## FEATURES

<b>STYLE</b> 2 Story 3 Story	<b>HEATING</b> Forced Air Natural Gas	<b>APPLIANCES</b> Dishwasher Microwave Range Hood Range Oven Refrigerator Water Soft. Owned	<b>GARAGE TYPE</b> Garage Attached
<b>EXTERIOR</b> Vinyl	<b>COOLING</b> Central Air	<b>FIREPLACE</b> Wood Stove	<b>EXTRAS</b> Deck Patio
<b>YARD</b> Paved Street Wooded	<b>WATER</b> Well	<b>BASEMENT</b> Finished Walkout	<b>FLOORS</b> Laminate Vinyl Wall To Wall Carpet Wood Floors
<b>ROOF</b> Shingle	<b>SEWER</b> Septic	<b>DRIVEWAY</b> Concrete	<b>LAUNDRY</b> Basement

## FINANCIAL

Financing Remarks

## SOLD STATUS

<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>	

## REMARKS

Beautiful Colonial home situated on 2.889 edge of town acres, features include 4 bedrooms and 3.5 baths, inviting entry foyer with open staircase, formal living room and dining rooms, gorgeous cherry cabinet filled kitchen with adjoining breakfast nook and is open to the family room with stunning built ins, gorgeous sun room overlooking the koi pond and wooded back yard, master bedroom suite with its own private bath, finished 3rd floor with bedroom and bonus room, finished walkout lower level with family/screening room, rec room and bar area, relaxing rear deck and patio space, attached 2 car garage with concrete driveway, super nice home with impressive upgrades throughout, a must see! \$275,000.

## AGENT TO AGENT REMARKS

## ADDITIONAL PICTURES



