

**ALL FIELDS DETAIL**



<b>MLS #</b>	20110236	<b>Bedrooms</b>	3
<b>Status</b>	Active	<b>Total Baths</b>	2.5 Bath
<b>Type</b>	Single Family w/2+ Acres	<b>Garage Capacity</b>	2 Car
<b>Address</b>	12111 McManis Road	<b>Construction</b>	Other
<b>Address 2</b>		<b>Design</b>	Ranch
<b>City</b>	Mount Vernon		
<b>State</b>	OH		
<b>Zip</b>	43050		
<b>Area</b>	Suburban		
<b>Class</b>	RESIDENTIAL		
<b>Asking Price</b>	\$110,000		
<b>Sale/Rent</b>	For Sale		
<b>IDX Include</b>	Yes		

**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>	50	<b>Client Hit Count</b>	61
<b>Number of Acres</b>	2.4530	<b>Auction Y/N</b>	No
<b>Agent</b>	Sam Miller - Main: (740) 397-7800	<b>Listing Office 1</b>	Re/Max Stars - Main: (740) 392-7000
<b>Listing Agent 2</b>		<b>Listing Office 2</b>	
<b>Listing Agent 3</b>		<b>Listing Office 3</b>	
<b>School District</b>	East Knox	<b>Public School</b>	East Knox
<b>County</b>	In Knox County	<b>Township</b>	Monroe
<b>Subdivision</b>		<b>Comp-SB</b>	0
<b>Comp-BB</b>	3	<b>Comp-Variable Y/N</b>	No
<b>Semi-Annual Taxes</b>	693.74*	<b>Parcel #</b>	47-00263-000
<b>Lot #</b>	0	<b>Listing Date</b>	3/10/2011
<b>Expiration Date</b>	8/15/2011	<b>Lot Size/Acres</b>	2.453
<b>Approx Year Built</b>	1984	<b>Age</b>	27
<b>Approx Above Grade SqFt</b>	1708	<b>Approx Total Living Space</b>	1708
<b>Zoning</b>		<b>Assessments</b>	6.00*
<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>	28.4 x 13.2	<b>Dining Room Level</b>	1
<b>Dining Room Size</b>	28.4 x 12.5 combo	<b>Kitchen Level</b>	1
<b>Kitchen Size</b>	28.4 x 12.5 combo	<b>Family Room Level</b>	
<b>Family Room Size</b>	0	<b>Bathroom Level</b>	1
<b>Bathroom Size</b>	2.5 Baths	<b>Bedroom 1 Level</b>	1
<b>Bedroom 1 Size</b>	13.7 x 12.10	<b>Bedroom 2 Level</b>	1
<b>Bedroom 2 Size</b>	11.9 x 10.4	<b>Bedroom 3 Level</b>	1
<b>Bedroom 3 Size</b>	11.6 x 10.4	<b>Bedroom 4 Level</b>	
<b>Bedroom 4 Size</b>		<b>Garage Level</b>	1
<b>Garage Size</b>	2 Car Attached	<b>Utility Room Level</b>	1
<b>Utility Room Size</b>	16.5 x 8.9	<b>Other Room 1 Level</b>	1
<b>Other Room 1 Size</b>	16.3 x 11.10	<b>Other Room 2 Level</b>	
<b>Other Room 2 Size</b>		<b>Off Market Date</b>	
<b>Associated Document Count</b>	1	<b>Search By Map</b>	
<b>Tax ID</b>		<b>Update Date</b>	5/26/2011
<b>Status Date</b>	3/14/2011	<b>HotSheet Date</b>	4/5/2011
<b>Price Date</b>	4/5/2011	<b>Input Date</b>	3/14/2011 1:47:00 PM
<b>Original Price</b>	\$120,000	<b>Days On Market</b>	77

**FEATURES**

<b>STYLE</b> Ranch	<b>COOLING</b> Central Air	<b>APPLIANCES</b> Hot Water Tank-Owned	<b>GARAGE TYPE</b> Garage Attached
<b>EXTERIOR</b> Vinyl	<b>WATER</b> Well	Range Hood	<b>EXTRAS</b> Deck
<b>YARD</b> Fenced Yard	<b>SEWER</b> Septic	Range Oven	Spa-Hot Tub
Hills	<b>CONSTRUCTION</b> Other	Refrigerator	Utility Building
Paved Street	<b>TELEVISION</b> Cable	Water Filter	<b>FENCING</b> Yes
Wooded		<b>FIREPLACE</b> Wood Stove	<b>FLOORS</b> Ceramic Tile
<b>ROOF</b>		<b>BASEMENT</b> Crawl Space	

**FEATURES**

Shingle	High Speed Internet	<b>DRIVEWAY</b>	Wall To Wall Carpet
<b>HEATING</b>		Gravel	<b>LAUNDRY</b>
Forced Air		Other	Main Floor
Propane			
Wood Stove			

**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</b>	<b>Selling Office 1</b>
<b>Seller Concessions Y/N</b>	<b>Seller Concessions</b>
<b>Financing</b>	

**REMARKS**

Cozy country ranch situated on 2.4 acres with lots of trees, conveniently located near Mount Vernon and Gambier / Kenyon College, the ranch floor plan features 3 bedrooms and 2.5 baths, an open great room floor plan that includes a huge entertaining size living room that has a great room feel, adjoining dining area that is open to a cabinetry filled kitchen with major appliances and attractive tile flooring, relaxing enclosed porch with a nice hot tub, master bedroom suite with it's own private bath, convenient main level laundry room / mud room combo, partially fenced back yard, natural gas forced air heating and central air, attached 2 car garage, situated back off the road for added privacy, this is a rare opportunity for a country home on an amazing treed setting at just \$110,000.

ADDITIONAL PICTURES

