

**ALL FIELDS DETAIL**



<b>MLS #</b>	20091045	<b>Bedrooms</b>	2
<b>Status</b>	Active	<b>Total Baths</b>	1 Bath
<b>Type</b>	Single Family	<b>Garage Capacity</b>	1 Car
<b>Address</b>	12249 Vincent Road	<b>Construction</b>	Frame
<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>	\$50,000		
<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>	0	<b>Client Hit Count</b>	0
<b>Number of Acres</b>	0.9140	<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>	404.86*	<b>Parcel #</b>	47-00046-000
<b>Lot #</b>	0	<b>Listing Date</b>	10/30/2009
<b>Expiration Date</b>	3/30/2010	<b>Lot Size/Acres</b>	.914
<b>Approx Year Built</b>	1948	<b>Age</b>	61
<b>Approx Above Grade SqFt</b>	582	<b>Approx Total Living Space</b>	582
<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>	20.5 x 13.5 combo	<b>Dining Room Level</b>	1
<b>Dining Room Size</b>	20.5 x 13.5 combo	<b>Kitchen Level</b>	1
<b>Kitchen Size</b>	20.5 x 13.5 cpmbp	<b>Family Room Level</b>	
<b>Family Room Size</b>	0	<b>Bathroom Level</b>	1
<b>Bathroom Size</b>	6.9 x 5.9	<b>Bedroom 1 Level</b>	1
<b>Bedroom 1 Size</b>	9.7 x 8.11	<b>Bedroom 2 Level</b>	1
<b>Bedroom 2 Size</b>	8.11 x 7.4	<b>Bedroom 3 Level</b>	
<b>Bedroom 3 Size</b>		<b>Bedroom 4 Level</b>	
<b>Bedroom 4 Size</b>		<b>Garage Level</b>	1
<b>Garage Size</b>	Detached	<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>	Sun 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>Mapping</b>	
<b>Tax ID</b>		<b>Update Date</b>	11/3/2009
<b>Status Date</b>	11/3/2009	<b>HotSheet Date</b>	11/3/2009
<b>Price Date</b>	11/3/2009	<b>Input Date</b>	11/3/2009 6:47:00 AM
<b>Original Price</b>	\$50,000	<b>Days On Market</b>	4

**FEATURES**

<b>STYLE</b> Ranch	<b>HEATING</b> Forced Air Propane	<b>APPLIANCES</b> Range Hood	<b>GARAGE TYPE</b> Garage Detached
<b>EXTERIOR</b> Aluminum	<b>WATER</b> Well	<b>BASEMENT</b> Full Walkout	<b>FLOORS</b> Vinyl Wall To Wall Carpet
<b>YARD</b> Paved Street	<b>SEWER</b> Septic	<b>DRIVEWAY</b> Paved	
<b>ROOF</b> Metal Shingle	<b>CONSTRUCTION</b> Frame Framed on Site	<b>DETACHED STRUCTURES</b> Garage	

**FINANCIAL**

**Financing Remarks**

**SOLD STATUS**

How Sold  
Closing Date  
Selling Agent 1  
Seller Concessions Y/N  
Financing

Contract Date  
Sold Price  
Selling Office 1  
Seller Concessions

**REMARKS**

A very rare find in the country, a cute and cozy ranch home that is located on nearly an acre of land, great country style location between Mount Vernon and Apple Valley and super convenient to town, kitchen great room combines the kitchen, dining and living room, there are 2 bedrooms, an enclosed sun porch, full walkout basement, newer propane gas furnace, paved circular driveway, we priced this home for a quick and smooth sale, a home in the country at this price will not last long at this price so do NOT delay. \$50,000.

**ADDITIONAL PICTURES**

