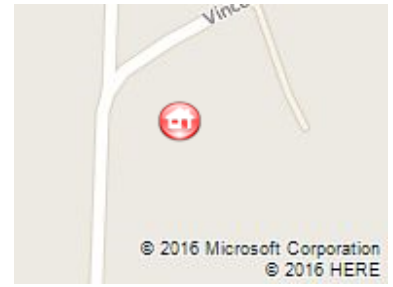


**ALL FIELDS WITH EMAIL**



**MLS #** 20160900  
**Class** RESIDENTIAL  
**Type** Single Family  
**Area** Suburban  
**Asking Price** \$295,000  
**Address** 12436 Vincent Road  
**Address 2**  
**City** Mount Vernon  
**State** OH  
**Zip** 43050  
**Status** Active  
**Sale/Rent** For Sale  
**IDX Include** Y

**Bedrooms** 3  
**Total Baths** 3.5 Bath  
**Garage Capacity** 2 Car  
**Construction** Frame  
**Design** Contemporary



**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>	1	<b>Client Hit Count</b>	0
<b>Number of Acres</b>	2.3080	<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>	East Knox	<b>Public School</b>	East Knox
<b>County</b>	In Knox County	<b>Township</b>	Monroe
<b>Subdivision</b>	Other	<b>Comp-Variable Y/N</b>	No
<b>Semi-Annual Taxes</b>	1718.75*	<b>Parcel #</b>	47-00262.004
<b>Lot #</b>	1	<b>Listing Date</b>	9/22/2016
<b>Expiration Date</b>	3/15/2017	<b>Lot Size/Acres</b>	2.308
<b>Approx Year Built</b>	1996	<b>Age</b>	20
<b>Approx Above Grade SqFt</b>	2,222	<b>Approx Total Living Space</b>	3000
<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>	23.8 x 14.11	<b>Dining Room Level</b>	1
<b>Dining Room Size</b>	23.8 x 14.8	<b>Kitchen Level</b>	1
<b>Kitchen Size</b>	23.8 x 14.8	<b>Family Room Level</b>	L
<b>Family Room Size</b>	30.8 x 14.3	<b>Bathroom 1 Level</b>	1
<b>Bathroom 1 Size</b>	15.7 x 11.8	<b>Bedroom 1 Level</b>	1
<b>Bedroom 1 Size</b>	15.7 x 15	<b>Bedroom 2 Level</b>	2
<b>Bedroom 2 Size</b>	17 x 12	<b>Bedroom 3 Level</b>	2
<b>Bedroom 3 Size</b>	23.5 x 12	<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 4.6
<b>Bathroom 2 Type</b>	Half	<b>Bathroom 3 Level</b>	2
<b>Bathroom 3 Size</b>	10.8 x 6.11	<b>Bathroom 3 Type</b>	Full
<b>Bathroom 4 Level</b>	L	<b>Bathroom 4 Size</b>	10.9 x 5.5
<b>Bathroom 4 Type</b>	Full	<b>Garage Level</b>	1
<b>Garage Size</b>	2 Car Attached	<b>Utility Room Level</b>	1
<b>Utility Room Size</b>	8.9 x 5.11	<b>Other Room 1 Level</b>	L
<b>Other Room 1 Size</b>	18.9 x 14.5	<b>Other Room 2 Level</b>	1
<b>Other Room 2 Size</b>	Deck	<b>Off Market Date</b>	
<b>Associated Document Count</b>	0	<b>Search By Map</b>	
<b>Tax ID</b>		<b>Update Date</b>	9/23/2016
<b>Status Date</b>	9/23/2016	<b>HotSheet Date</b>	9/23/2016
<b>Last Price Change Date</b>	9/23/2016	<b>Input Date</b>	9/23/2016 10:40 AM
<b>Original Price</b>	\$295,000	<b>Days On Market</b>	1
<b>Virtual Tour</b>	<a href="http://www.tourfactory.com/1656240">http://www.tourfactory.com/1656240</a>	<b>City Corps. Limit</b>	No
<b>Homestead Y/N</b>	No	<b>Homestead \$ Amount</b>	\$0.00

**GENERAL**

<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	<b>Picture</b>	25

**FEATURES**

<b>STYLE</b> 2 Story Contemporary	<b>HEATING</b> Forced Air Propane	<b>APPLIANCES</b> Dishwasher Microwave Range Oven Water Soft. Owned	<b>GARAGE TYPE</b> Garage Attached
<b>EXTERIOR</b> Stone Vinyl	<b>COOLING</b> Central Air	<b>FIREPLACE</b> Fireplace In Living Room	<b>EXTRAS</b> Deck Patio
<b>YARD</b> Paved Street	<b>WATER</b> Well	<b>BASEMENT</b> Finished	<b>FLOORS</b> Ceramic Tile Wall To Wall Carpet Wood Floors
<b>ROOF</b> Shingle	<b>SEWER</b> Septic	<b>DRIVEWAY</b> Concrete	<b>LAUNDRY</b> Main Floor
<b>CONSTRUCTION</b> Frame			

**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**

Gorgeous custom home situated on 2.3 country acres, features include 3 bedrooms and 3.5 baths, huge vaulted ceiling living room highlighted by a wood burning fireplace, adjoining cabinet filled kitchen and dining area with beautiful hardwood floors, solid surface countertops, convenient main level laundry room, first floor master bedroom suite with deluxe master bath and walk in closet, finished lower level with family room, bar area and full bath, relaxing rear deck, stunning paver patio area, attached and oversized 2 car garage with concrete driveway, whole house generator, beautifully updated & very impressive , a must see at \$295,000.

**AGENT TO AGENT REMARKS****ADDITIONAL PICTURES**

