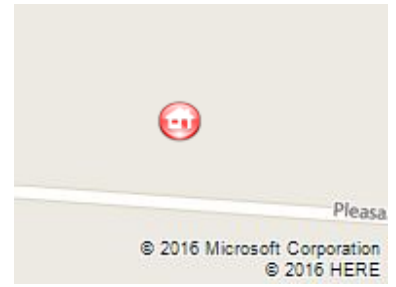


ALL FIELDS WITH EMAIL



MLS #	20160401	Bedrooms	3
Class	RESIDENTIAL	Total Baths	2 Bath
Type	Single Family	Garage Capacity	4+ Car
Area	Suburban	Construction	Frame
Asking Price	\$290,000	Design	Ranch
Address	12950 Pleasant Valley Road		
Address 2			
City	Mount Vernon		
State	OH		
Zip	43050		
Status	Active		
Sale/Rent	For Sale		
IDX Include	Y		



GENERAL

VOW Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
Agent Hit Count	0	Client Hit Count	0
Number of Acres	3.4400	Auction Y/N	No
Agent - Agent Name and Phone	Sam Miller - Main: 740-397-7800	Agent - E-mail	samsells@sammiller.com
Listing Office 1 - Office Name	Re/Max Stars	Listing Office 1 - Phone Number	Main: 740-392-7000
Listing Agent 2 - Agent Name and Phone		Listing Agent 2 - E-mail	
Listing Office 2 - Office Name		Listing Office 2 - Phone Number	
Listing Agent 3 - Agent Name and Phone		Listing Agent 3 - E-mail	
Listing Office 3 - Office Name		Listing Office 3 - Phone Number	
School District	Mount Vernon	Public School	Columbia-MTV District
County	In Knox County	Township	Clinton
Subdivision	Other	Comp-Variable Y/N	No
Semi-Annual Taxes	1683.03	Parcel #	12-00814.000
Lot #	0	Listing Date	5/9/2016
Expiration Date	11/15/2016	Lot Size/Acres	3.44
Approx Year Built	1960	Age	56
Approx Above Grade SqFt	1,800	Approx Total Living Space	
Zoning		Assessments	3.00*
Heat Cost		Directions	
Parcel #1		Parcel #2	
Parcel #3		Parcel #4	
Documents On File		Living Room Level	1
Living Room Size	25.7 x 15.4	Dining Room Level	1
Dining Room Size	10.11 x 9.6	Kitchen Level	1
Kitchen Size	18.2 x 10.5	Family Room Level	
Family Room Size	0	Bathroom 1 Level	1
Bathroom 1 Size	5.11 x 4.8	Bedroom 1 Level	1
Bedroom 1 Size	14.9 x 11.4	Bedroom 2 Level	1
Bedroom 2 Size	10.5 x 10.3	Bedroom 3 Level	1
Bedroom 3 Size	14.1 x 11.1	Bedroom 4 Level	
Bedroom 4 Size		Bathroom 1 Type	Full
Bathroom 2 Level	1	Bathroom 2 Size	9.8 x 7.8
Bathroom 2 Type	Full	Bathroom 3 Level	
Bathroom 3 Size		Bathroom 3 Type	
Bathroom 4 Level		Bathroom 4 Size	
Bathroom 4 Type		Garage Level	1
Garage Size	3 Car Attached/Detac	Utility Room Level	1
Utility Room Size	13.9 x 10	Other Room 1 Level	1
Other Room 1 Size	Deck	Other Room 2 Level	L
Other Room 2 Size	Patio	Off Market Date	
Associated Document Count	0	Search By Map	
Tax ID		Update Date	5/10/2016
Status Date	5/10/2016	HotSheet Date	5/10/2016
Last Price Change Date	5/10/2016	Input Date	5/10/2016 4:46 PM
Original Price	\$290,000	Days On Market	1
Virtual Tour	http://www.tourfactory.com/1564829	City Corps. Limit	No
Homestead Y/N	No	Homestead \$ Amount	\$0.00
CAUV Y/N	No	CAUV \$ Amount	\$0.00

GENERAL

Village	Other	Comp-BB	3
Comp-SB	0	Picture	25

FEATURES

STYLE Ranch	WATER Well	FIREPLACE Fireplace In Living Room	EXTRAS Deck Patio
EXTERIOR Brick	SEWER City	BASEMENT Full Walkout	FLOORS Ceramic Tile Laminate Vinyl Wall To Wall Carpet Wood Floors
YARD Paved Street	CONSTRUCTION Frame	DRIVEWAY Paved	LAUNDRY Main Floor
ROOF Shingle	APPLIANCES Dishwasher Microwave Range Hood Range Oven Refrigerator	DETACHED STRUCTURES Garage	
HEATING Hot Water Oil		GARAGE TYPE Garage Attached Garage Detached	

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

Unique Opportunity! Beautiful brick ranch home situated on 3.44 country acres with a brick ranch duplex and 28 x 23 detached garage with carport, home homes features 1,800 square feet of living space, large living room with fireplace and built ins, adjoining formal dining area, pretty cabinet filled kitchen with major appliances, 3 bedrooms and 2 full baths, convenient main level laundry room, attached 2 car garage plus a full walkout basement with an additional garage, the duplex has been well maintained and the current gross monthly rent is \$1,050 combined, this property is in a great location and an exceptional buy at \$290,000.

AGENT TO AGENT REMARKS**ADDITIONAL PICTURES**

