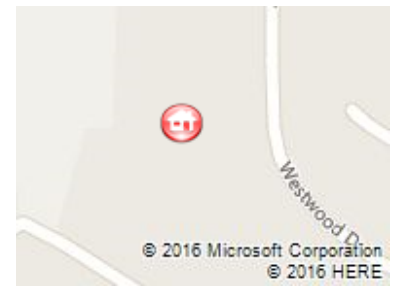


**ALL FIELDS WITH EMAIL**



**MLS #** 20160503  
**Class** RESIDENTIAL  
**Type** Single Family  
**Area** Suburban  
**Asking Price** \$259,900  
**Address** 1341 Westwood Drive  
**Address 2**  
**City** Mount Vernon  
**State** OH  
**Zip** 43050  
**Status** Active  
**Sale/Rent** For Sale  
**IDX Include** Y

**Bedrooms** 4  
**Total Baths** 2.5 Bath  
**Garage Capacity** 2 Car  
**Construction** Frame  
**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>	2.0000	<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>	Mount Vernon	<b>Public School</b>	Twin Oaks-MTV District
<b>County</b>	In Knox County	<b>Township</b>	Clinton
<b>Subdivision</b>	Other	<b>Comp-Variable Y/N</b>	No
<b>Semi-Annual Taxes</b>	1308.97*	<b>Parcel #</b>	12-00855.000
<b>Lot #</b>	0	<b>Listing Date</b>	6/2/2016
<b>Expiration Date</b>	12/31/2016	<b>Lot Size/Acres</b>	2.0
<b>Approx Year Built</b>	1967	<b>Age</b>	49
<b>Approx Above Grade SqFt</b>	2,580	<b>Approx Total Living Space</b>	2580
<b>Zoning</b>		<b>Assessments</b>	84.15*
<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>	20.11 x 13.6	<b>Dining Room Level</b>	1
<b>Dining Room Size</b>	13.2 x 11	<b>Kitchen Level</b>	1
<b>Kitchen Size</b>	18.11 x 13.3	<b>Family Room Level</b>	1
<b>Family Room Size</b>	19.2 x 16.7	<b>Bathroom 1 Level</b>	1
<b>Bathroom 1 Size</b>	6.1 x 3.3	<b>Bedroom 1 Level</b>	2
<b>Bedroom 1 Size</b>	19.6 x 16.6	<b>Bedroom 2 Level</b>	2
<b>Bedroom 2 Size</b>	13.8 x 11	<b>Bedroom 3 Level</b>	2
<b>Bedroom 3 Size</b>	13.8 x 13	<b>Bedroom 4 Level</b>	2
<b>Bedroom 4 Size</b>	13.1 x 13	<b>Bathroom 1 Type</b>	Half
<b>Bathroom 2 Level</b>	2	<b>Bathroom 2 Size</b>	7.8 x 7.7
<b>Bathroom 2 Type</b>	Full	<b>Bathroom 3 Level</b>	2
<b>Bathroom 3 Size</b>	9.6 x 7.6	<b>Bathroom 3 Type</b>	Full
<b>Bathroom 4 Level</b>		<b>Bathroom 4 Size</b>	
<b>Bathroom 4 Type</b>		<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>	31.4 x 9.9 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>Search By Map</b>	
<b>Tax ID</b>		<b>Update Date</b>	6/3/2016
<b>Status Date</b>	6/3/2016	<b>HotSheet Date</b>	6/3/2016
<b>Last Price Change Date</b>	6/3/2016	<b>Input Date</b>	6/3/2016 3:23 PM
<b>Original Price</b>	\$259,900	<b>Days On Market</b>	1
<b>City Corps. Limit</b>	No	<b>Homestead Y/N</b>	Yes
<b>Homestead \$ Amount</b>	\$207.74	<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>	7		

## FEATURES

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<b>STYLE</b> 2 Story	<b>COOLING</b> Central Air	<b>CONSTRUCTION</b> Frame	<b>DRIVEWAY</b> Paved
<b>EXTERIOR</b> Brick Vinyl	<b>WATER</b> Well	<b>APPLIANCES</b> Dishwasher Microwave Range Hood Range Oven Refrigerator	<b>DETACHED STRUCTURES</b> Shed
<b>YARD</b> Level Paved Street	<b>SEWER</b> County	<b>FIREPLACE</b> Gas Log Fireplace In Family Room	<b>GARAGE TYPE</b> Garage Attached
<b>ROOF</b> Shingle		<b>FLOORS</b> Ceramic Tile Laminate Wall To Wall Carpet Wood Floors	<b>LAUNDRY</b> Basement
<b>HEATING</b> Forced Air Natural Gas		<b>BASEMENT</b> Unfinished	

## FINANCIAL

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### Financing Remarks

## SOLD STATUS

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<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

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Two story colonial home located in a beautiful established neighborhood, situated on 2 picturesque acres, features include 4 bedrooms and 2.5 baths, formal living room and adjoining formal dining room, maple cabinet filled kitchen with Corian countertops, major appliances and breakfast nook, large family room with gas log fireplace, master bedroom suite with private master bath, beautiful enclosed sun porch overlooking the fantastic back yard, attached 2 car garage with paved driveway, natural gas forced air heating and central air conditioning, natural gas generator, immediate possession available, won't last long at \$259,900.

## AGENT TO AGENT REMARKS

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## ADDITIONAL PICTURES

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