ALL FIELDS WITH EMAIL



MLS# 20230460 RESIDENTIAL Class Type Single Family Suburban Area

Asking Price \$110,000

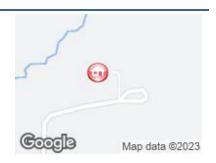
Address 13485 Beaver Drive

Address 2

City Fredericktown

State OH 43019 Zip Status Active Sale/Rent For Sale IDX Include

Bedrooms 2 **Full Baths** 1 Bath Half Bath n Garage Capacity None Construction Mobile Design Ranch









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VOW Include Yes **VOW Address** Yes **VOW Comment** Yes **VOW AVM** Yes **Agent Hit Count** 0 **Client Hit Count** 0 **Number of Acres** 1.6170 Auction Y/N No Sam Miller - Main: 740-397 samsells@sammiller.com Agent - Agent Name and Phone Agent - E-mail -7800 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 Public School** Fredericktown Fredericktown County In Knox County **Township** Berlin Comp-Variable Y/N Subdivision Other No **Semi-Annual Taxes** 498.92* Parcel # 2 Parcels **Listing Date** 7/28/2023 Lot# **Expiration Date** 12/31/2023 Lot Size/Acres 1.617 **Approx Year Built** 1976/89 Age 47 Approx Above Grade SqFt 1,008 **Approx Total Living Space** Zoning Assessments 6.00* **Heat Cost Directions Documents On File Living Room Level** 1 **Living Room Size** 19 x 11.11 **Dining Room Level** 1 **Dining Room Size** 21.6 x 11.2 Kitchen Level 1 Kitchen Size 21.6 x 11.2 Family Room Level **Family Room Size** 1

Bathroom 1 Size 7.8×6.3 **Bedroom 1 Size** 11.11 x 9.11 **Bedroom 2 Size** 11.2 x 7.6 **Bedroom 3 Size Bedroom 4 Size**

Bathroom 2 Type Bathroom 3 Size Bathroom 4 Level Bathroom 4 Type Garage Size Utility Room Size Main Level Other Room 1 Size 15.5 x 6.8 Mud Rm

Bathroom 2 Level

Last Price Change Date

Comp-BB

Other Room 2 Size 8.8x7.7 Den **Associated Document Count** Tax ID **Status Date** 7/28/2023

7/28/2023

3

Original Price \$110,000 City Corps. Limit No **Homestead \$ Amount** \$0.00 **CAUV \$ Amount** \$0.00

Bathroom 1 Level Bedroom 1 Level **Bedroom 2 Level Bedroom 3 Level Bedroom 4 Level Bathroom 1 Type Bathroom 2 Size Bathroom 3 Level** Bathroom 3 Type **Bathroom 4 Size Garage Level** Utility Room Level Other Room 1 Level

Other Room 2 Level **Off Market Date** Search By Map **Update Date HotSheet Date Input Date** Virtual Tour

Homestead Y/N CAUV Y/N Village Comp-SB 0

Full 1

1

1

7/28/2023 7/28/2023 7/28/2023 8:28 AM http://www.tourfactory.com /3097086

No No Other

GENERAL

Picture Count 26 Showing Date
FEATURES

STYLE **HEATING APPLIANCES GARAGE TYPE** Ranch Baseboard Range Hood None **EXTERIOR** Range Oven **EXTRAS** Electric Wood Forced Air Refrigerator Covered Deck **YARD WATER BASEMENT FLOORS**

Level Well Crawl Space Vinyl

ROOF SEWER None Wall To Wall Carpet
Shingle Septic DRIVEWAY LAUNDRY

CONSTRUCTION Gravel
Mobile DETACHED STRUCTURES

Other Utility Building

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

Remarks Country setting back a long lane and located on 1.617 acres and the land is gorgeous, the home is a modified mobile home with 2 additions and it features 2-3 bedrooms, full bath, a large living room and oak kitchen and dining area, third bedroom could be used as a den or office, covered front porch, detached outbuilding would make a perfect workshop or hobby space, wonderful setting and located in Fredericktown Schools.

\$110,000. Due to the type of original construction all buyers should contact their lender in advance BEFORE scheduling a showing because most banks and lenders will need to do this on a portfolio "In House" loan or you will need to pay cash.

AGENT TO AGENT REMARKS

Showing Phone 614-255-5588

Agent to Agent Remarks Home is a modified 1976 mobile home with addition. Home is all electric. Detached building has propane furnace. Cash or in

house bank/portfolio loans only.











Main Floor









































