

ALL FIELDS WITH EMAIL



MLS # 20230460
Class RESIDENTIAL
Type Single Family
Area Suburban
Asking Price \$110,000
Address 13485 Beaver Drive
Address 2
City Fredericktown
State OH
Zip 43019
Status Active
Sale/Rent For Sale
IDX Include Y

Bedrooms 2
Full Baths 1 Bath
Half Bath 0
Garage Capacity None
Construction Mobile
Design Ranch



Map data ©2023



GENERAL

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
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	Fredericktown	Public School	Fredericktown
County	In Knox County	Township	Berlin
Subdivision	Other	Comp-Variable Y/N	No
Semi-Annual Taxes	498.92*	Parcel #	2 Parcels
Lot #	0	Listing Date	7/28/2023
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		Bathroom 1 Level	1
Bathroom 1 Size	7.8 x 6.3	Bedroom 1 Level	1
Bedroom 1 Size	11.11 x 9.11	Bedroom 2 Level	1
Bedroom 2 Size	11.2 x 7.6	Bedroom 3 Level	
Bedroom 3 Size		Bedroom 4 Level	
Bedroom 4 Size		Bathroom 1 Type	Full
Bathroom 2 Level		Bathroom 2 Size	
Bathroom 2 Type		Bathroom 3 Level	
Bathroom 3 Size		Bathroom 3 Type	
Bathroom 4 Level		Bathroom 4 Size	
Bathroom 4 Type		Garage Level	
Garage Size		Utility Room Level	1
Utility Room Size	Main Level	Other Room 1 Level	1
Other Room 1 Size	15.5 x 6.8 Mud Rm	Other Room 2 Level	1
Other Room 2 Size	8.8x7.7 Den	Off Market Date	
Associated Document Count	0	Search By Map	
Tax ID		Update Date	7/28/2023
Status Date	7/28/2023	HotSheet Date	7/28/2023
Last Price Change Date	7/28/2023	Input Date	7/28/2023 8:28 AM
Original Price	\$110,000	Virtual Tour	http://www.tourfactory.com/3097086
City Corps. Limit	No	Homestead Y/N	No
Homestead \$ Amount	\$0.00	CAUV Y/N	No
CAUV \$ Amount	\$0.00	Village	Other
Comp-BB	3	Comp-SB	0

GENERAL

Picture Count 26 Showing Date

FEATURES

STYLE Ranch	HEATING Baseboard Electric Forced Air	APPLIANCES Range Hood Range Oven Refrigerator	GARAGE TYPE None
EXTERIOR Wood	WATER Well	BASEMENT Crawl Space None	EXTRAS Covered Deck
YARD Level	SEWER Septic	DRIVEWAY Gravel	FLOORS Vinyl Wall To Wall Carpet
ROOF Shingle	CONSTRUCTION Mobile Other	DETACHED STRUCTURES Utility Building	LAUNDRY Main Floor

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.

ADDITIONAL PICTURES



