

**ALL FIELDS DETAIL**



<b>MLS #</b>	20090939	<b>Bedrooms</b>	2
<b>Status</b>	Active	<b>Total Baths</b>	1 Bath
<b>Type</b>	Single Family w/1+ Acre	<b>Garage Capacity</b>	None
<b>Address</b>	15375 Hyatt Road	<b>Construction</b>	Frame
<b>Address 2</b>		<b>Design</b>	Other
<b>City</b>	Fredericktown		
<b>State</b>	OH		
<b>Zip</b>	43019		
<b>Area</b>	Suburban		
<b>Class</b>	RESIDENTIAL		
<b>Asking Price</b>	\$60,000		
<b>Sale/Rent</b>	For Sale		
<b>IDX Include</b>	Yes		

**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>	1.6600	<b>Auction Y/N</b>	No
<b>Agent</b>	Sam Miller - Main: (740) 397-7800	<b>Listing Office 1</b>	Re/Max Stars - Main: (740) 392-7000
<b>Listing Agent 2</b>		<b>Listing Office 2</b>	
<b>Listing Agent 3</b>		<b>Listing Office 3</b>	
<b>School District</b>	Fredericktown	<b>Public School</b>	Fredericktown
<b>County</b>	In Knox County	<b>Township</b>	Morris
<b>Subdivision</b>		<b>Comp-SB</b>	0
<b>Comp-BB</b>	3	<b>Comp-Variable Y/N</b>	No
<b>Semi-Annual Taxes</b>	522.04*	<b>Parcel #</b>	53-00579/53-00580
<b>Lot #</b>	0	<b>Listing Date</b>	9/22/2009
<b>Expiration Date</b>	3/22/2010	<b>Lot Size/Acres</b>	1.66
<b>Approx Year Built</b>	1900	<b>Age</b>	109
<b>Approx Above Grade SqFt</b>	1560	<b>Approx Total Living Space</b>	1560
<b>Zoning</b>		<b>Assessments</b>	6.00*
<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>	32.5 x 21.2	<b>Dining Room Level</b>	1
<b>Dining Room Size</b>	32.5 x 21.2	<b>Kitchen Level</b>	1
<b>Kitchen Size</b>	12 x 10	<b>Family Room Level</b>	
<b>Family Room Size</b>	0	<b>Bathroom Level</b>	1
<b>Bathroom Size</b>	9.10 x 7.11	<b>Bedroom 1 Level</b>	1
<b>Bedroom 1 Size</b>	13 x 10.7	<b>Bedroom 2 Level</b>	1
<b>Bedroom 2 Size</b>	12.6 x 10.9	<b>Bedroom 3 Level</b>	
<b>Bedroom 3 Size</b>		<b>Bedroom 4 Level</b>	
<b>Bedroom 4 Size</b>		<b>Garage Level</b>	
<b>Garage Size</b>		<b>Utility Room Level</b>	
<b>Utility Room Size</b>		<b>Other Room 1 Level</b>	1
<b>Other Room 1 Size</b>	11.5 x 7.7	<b>Other Room 2 Level</b>	
<b>Other Room 2 Size</b>		<b>Off Market Date</b>	
<b>Associated Document Count</b>	0	<b>Mapping</b>	
<b>Tax ID</b>		<b>Update Date</b>	9/23/2009
<b>Status Date</b>	9/23/2009	<b>HotSheet Date</b>	9/23/2009
<b>Price Date</b>	9/23/2009	<b>Input Date</b>	9/23/2009 2:22:00 PM
<b>Original Price</b>	\$60,000	<b>Days On Market</b>	1

**FEATURES**

<b>STYLE</b>	Other	<b>ROOF</b>	Shingle	<b>SEWER</b>	Septic	<b>BASEMENT</b>	Walkout
<b>EXTERIOR</b>	Wood		Slate	<b>CONSTRUCTION</b>	Frame	<b>DRIVEWAY</b>	Gravel
<b>YARD</b>	Level	<b>HEATING</b>	Other		Framed on Site		Limestone
	Paved Street		Forced Air	<b>APPLIANCES</b>		<b>GARAGE TYPE</b>	None
		<b>WATER</b>	Propane		Dishwasher		
			Well		Hot Water Tank-Owned	<b>FLOORS</b>	Wood Floors
					Microwave		
					Range Hood		

**FINANCIAL**

Financing Remarks

**SOLD STATUS**

How Sold  
Closing Date  
Selling Agent 1  
Seller Concessions Y/N  
Financing

Contract Date  
Sold Price  
Selling Office 1  
Seller Concessions

**REMARKS**

BANK OWNED and special reduced interest rate and lower down payment financing available to a qualified buyer: This unique home was converted in a residence and was once a country church, absolutely gorgeous that total 1.66 acre setting with mature trees, the interior features an open and spacious feeling floor plan, hardwood flooring throughout the main level, beautiful cabinet filled kitchen with dishwasher and built in microwave, 2 nice sized bedrooms, there is a unique stage that is idea for entertaining and parties, walkout lower level with potential for additional living space, forced air propane gas furnace, privately situated back off the road, it needs some TLC. The bank / owner is willing to work with the buyer and would consider a mortgage that would include additional monies for reasonable improvements (subject to adequate appraisal).

**ADDITIONAL PICTURES**

