

**ALL FIELDS DETAIL**



|                     |                     |                        |              |
|---------------------|---------------------|------------------------|--------------|
| <b>MLS #</b>        | 20130416            | <b>Bedrooms</b>        | 3            |
| <b>Status</b>       | Active              | <b>Total Baths</b>     | 2.5 Bath     |
| <b>Type</b>         | Single Family       | <b>Garage Capacity</b> | 2.5 Car      |
| <b>Address</b>      | 16000 Sycamore Road | <b>Construction</b>    | Frame        |
| <b>Address 2</b>    |                     | <b>Design</b>          | Raised Ranch |
| <b>City</b>         | Mount Vernon        |                        |              |
| <b>State</b>        | OH                  |                        |              |
| <b>Zip</b>          | 43050               |                        |              |
| <b>Area</b>         | Suburban            |                        |              |
| <b>Class</b>        | RESIDENTIAL         |                        |              |
| <b>Asking Price</b> | \$175,000           |                        |              |
| <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>           | 39                                | <b>Client Hit Count</b>          | 16                                  |
| <b>Number of Acres</b>           | 0.8200                            | <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>           | Mount Vernon                      | <b>Public School</b>             | Twin Oaks-MTV District              |
| <b>County</b>                    | In Knox County                    | <b>Township</b>                  | Miller                              |
| <b>Subdivision</b>               |                                   | <b>Village</b>                   |                                     |
| <b>Comp-SB</b>                   | 0                                 | <b>Comp-BB</b>                   | 3                                   |
| <b>Comp-Variable Y/N</b>         | No                                | <b>Semi-Annual Taxes</b>         | 1231.87*                            |
| <b>Parcel #</b>                  | 44-00229-000                      | <b>Lot #</b>                     | 0                                   |
| <b>Listing Date</b>              | 4/29/2013                         | <b>Expiration Date</b>           | 10/15/2013                          |
| <b>Lot Size/Acres</b>            | .820                              | <b>Approx Year Built</b>         | 1994                                |
| <b>Age</b>                       | 19                                | <b>Approx Above Grade SqFt</b>   | 2,800                               |
| <b>Approx Total Living Space</b> | 2800                              | <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>          | 29 x 25.8                           |
| <b>Dining Room Level</b>         | 2                                 | <b>Dining Room Size</b>          | 15.1 x 12.8                         |
| <b>Kitchen Level</b>             | 2                                 | <b>Kitchen Size</b>              | 15.5 x 12.3                         |
| <b>Family Room Level</b>         |                                   | <b>Family Room Size</b>          | 0                                   |
| <b>Bathroom Level</b>            | 2                                 | <b>Bathroom Size</b>             | 2.5 Baths                           |
| <b>Bedroom 1 Level</b>           | 2                                 | <b>Bedroom 1 Size</b>            | 16.11 x 16.2                        |
| <b>Bedroom 2 Level</b>           | 2                                 | <b>Bedroom 2 Size</b>            | 12.9 x 10.7                         |
| <b>Bedroom 3 Level</b>           | 2                                 | <b>Bedroom 3 Size</b>            | 12.9 x 12.1                         |
| <b>Bedroom 4 Level</b>           |                                   | <b>Bedroom 4 Size</b>            |                                     |
| <b>Garage Level</b>              | 1                                 | <b>Garage Size</b>               | 2.5 Car Attached                    |
| <b>Utility Room Level</b>        | 1                                 | <b>Utility Room Size</b>         | 10.3 x 8.9                          |
| <b>Other Room 1 Level</b>        | 2                                 | <b>Other Room 1 Size</b>         | 16.7 x 6                            |
| <b>Other Room 2 Level</b>        | 2                                 | <b>Other Room 2 Size</b>         | 15.10x11 ScPorch                    |
| <b>Off Market Date</b>           |                                   | <b>Associated Document Count</b> | 1                                   |
| <b>Search By Map</b>             |                                   | <b>Tax ID</b>                    |                                     |
| <b>Update Date</b>               | 6/19/2013                         | <b>Status Date</b>               | 5/1/2013                            |
| <b>HotSheet Date</b>             | 5/1/2013                          | <b>Price Date</b>                | 5/1/2013                            |
| <b>Input Date</b>                | 5/1/2013 5:14:00 PM               | <b>Original Price</b>            | \$175,000                           |
| <b>Days On Market</b>            | 51                                |                                  |                                     |

**FEATURES**

|                 |                     |                   |                     |
|-----------------|---------------------|-------------------|---------------------|
| <b>STYLE</b>    | <b>WATER</b>        | <b>FIREPLACE</b>  | <b>EXTRAS</b>       |
| Raised Ranch    | Well                | Two               | Deck                |
| <b>EXTERIOR</b> | <b>SEWER</b>        | Fireplace         | <b>FLOORS</b>       |
| Wood            | Aerator             | In Living Room    | Ceramic Tile        |
| <b>YARD</b>     | <b>CONSTRUCTION</b> | In Master Bedroom | Laminate            |
| Paved Street    | Frame               | <b>BASEMENT</b>   | Wall To Wall Carpet |
| <b>ROOF</b>     | Framed on Site      | Walkout           | <b>LAUNDRY</b>      |
| Metal           | <b>APPLIANCES</b>   | <b>DRIVEWAY</b>   | Main Floor          |
| <b>HEATING</b>  | Dishwasher          | Paved             |                     |

**FEATURES**

Forced Air  
Propane  
**COOLING**  
Central Air

Microwave  
Range Hood  
Range Oven  
Refrigerator

**GARAGE TYPE**  
Garage Attached

**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**

Unique and Custom built home situated on .82 of an acre, wonderful and spacious floor plan that includes 3 bedrooms and 2.5 baths, massive 2 Story living room with fireplace and ceramic tile floors, stunning oak cabinet filled kitchen with major appliances and breakfast bar, adjoining dining area and office /workspace, gorgeous owners suite with fireplace, double closets and a deluxe master bath, relaxing screened in porch with amazing country views, huge rear deck that is great for entertaining, attached and oversized 2.5 car garage with paved driveway, impressive upgrades throughout, this home has been meticulously cared for and is truly a must see. \$175,000

**ADDITIONAL PICTURES**



