

**ALL FIELDS WITH EMAIL**



<b>MLS #</b>	20240143	<b>Bedrooms</b>	3
<b>Class</b>	RESIDENTIAL	<b>Full Baths</b>	2 Bath
<b>Type</b>	Single Family	<b>Half Bath</b>	1
<b>Area</b>	Suburban	<b>Garage Capacity</b>	2 Car
<b>Asking Price</b>	\$400,000	<b>Construction</b>	Frame
<b>Address</b>	17550 Spillway Drive	<b>Design</b>	2 Story
<b>Address 2</b>			
<b>City</b>	Fredericktown		
<b>State</b>	OH		
<b>Zip</b>	43019		
<b>Status</b>	Active		
<b>Sale/Rent</b>	For Sale		
<b>IDX Include</b>	Y		



**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>	1	<b>Client Hit Count</b>	3
<b>Number of Acres</b>	2.1472	<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>	Fredericktown	<b>Public School</b>	Fredericktown
<b>County</b>	In Knox County	<b>Township</b>	Berlin
<b>Subdivision</b>	Other	<b>Comp-Variable Y/N</b>	No
<b>Semi-Annual Taxes</b>	2331.17*	<b>Parcel #</b>	01-00978.000
<b>Lot #</b>	28	<b>Listing Date</b>	4/2/2024
<b>Expiration Date</b>	9/15/2024	<b>Lot Size/Acres</b>	2.1472
<b>Approx Year Built</b>	1994	<b>Age</b>	30
<b>Approx Above Grade SqFt</b>	2,362	<b>Approx Total Living Space</b>	
<b>Zoning</b>		<b>Assessments</b>	1.00*
<b>Heat Cost</b>		<b>Directions</b>	
<b>Documents On File</b>		<b>Living Room Level</b>	1
<b>Living Room Size</b>	12.5 x 10	<b>Dining Room Level</b>	1
<b>Dining Room Size</b>	13.6 x 10	<b>Kitchen Level</b>	1
<b>Kitchen Size</b>	17.6 x 12.6	<b>Family Room Level</b>	1
<b>Family Room Size</b>	23.7 x 21	<b>Bathroom 1 Level</b>	1
<b>Bathroom 1 Size</b>	5.1 x 3	<b>Bedroom 1 Level</b>	2
<b>Bedroom 1 Size</b>	15.5 x 12.7	<b>Bedroom 2 Level</b>	2
<b>Bedroom 2 Size</b>	14.1 x 13.8	<b>Bedroom 3 Level</b>	2
<b>Bedroom 3 Size</b>	17.8 x 11.5	<b>Bedroom 4 Level</b>	
<b>Bedroom 4 Size</b>		<b>Bathroom 1 Type</b>	Half
<b>Bathroom 2 Level</b>	2	<b>Bathroom 2 Size</b>	7.11 x 5
<b>Bathroom 2 Type</b>	Full	<b>Bathroom 3 Level</b>	2
<b>Bathroom 3 Size</b>	17.1 x 12.1	<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>	Attached	<b>Utility Room Level</b>	1
<b>Utility Room Size</b>	13.3 x 11.8	<b>Other Room 1 Level</b>	1
<b>Other Room 1 Size</b>	Covered Porch	<b>Other Room 2 Level</b>	1
<b>Other Room 2 Size</b>	Patio	<b>Off Market Date</b>	
<b>Associated Document Count</b>	1	<b>Search By Map</b>	
<b>Tax ID</b>		<b>Update Date</b>	4/16/2024
<b>Status Date</b>	4/2/2024	<b>HotSheet Date</b>	4/2/2024
<b>Last Price Change Date</b>	4/2/2024	<b>Input Date</b>	4/2/2024 1:26 PM
<b>Original Price</b>	\$400,000	<b>Days On Market</b>	14
<b>Virtual Tour</b>	http://www.tourfactory.com/3141331	<b>City Corps. Limit</b>	No
<b>Homestead Y/N</b>	No	<b>Homestead \$ Amount</b>	\$0.00
<b>CAUV Y/N</b>	No	<b>CAUV \$ Amount</b>	\$0.00
<b>Village</b>	Other	<b>Comp-BB</b>	3

**GENERAL**

Comp-SB Showing Date	0	Picture Count	41
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**FEATURES**

<b>STYLE</b> 2 Story	<b>ROOF</b> Metal	<b>CONSTRUCTION</b> Frame	<b>DRIVEWAY</b> Concrete
<b>EXTERIOR</b> Vinyl	<b>HEATING</b> Geothermal Propane	<b>APPLIANCES</b> Dishwasher Range Oven Refrigerator Water Soft. Owned	<b>GARAGE TYPE</b> Garage Attached
<b>YARD</b> Level Paved Street Pond	<b>COOLING</b> Geothermal	<b>FIREPLACE</b> Fireplace	<b>EXTRAS</b> Patio
	<b>WATER</b> Well	<b>BASEMENT</b> Full Unfinished	<b>FLOORS</b> Ceramic Tile Wood Floors
	<b>SEWER</b> Aerator		<b>LAUNDRY</b> 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** Spacious country home situated on 2 acres overlooking a beautiful pond, features include 3 bedrooms and 2.5 baths, inviting entry foyer opens into the den/office and the formal dining room, open great room that includes a family room with fireplace, breakfast room and gorgeous kitchen with stainless steel appliances and solid surface countertops, huge main level laundry room/mud room, primary bedroom suite with deluxe private bath and walk in shower, impressive custom walk in closet, full basement, geothermal heating and cooling, relaxing covered front porch plus a paver patio, attached and oversized 2 car garage with concrete driveway, a must see home that is priced to sell at \$400,000

**AGENT TO AGENT REMARKS**

Showing Phone 614-255-5588  
Agent to Agent Remarks Possession no sooner than June 1, 2024.

**ADDITIONAL PICTURES**



