

ALL FIELDS WITH EMAIL



MLS #	20230712	Bedrooms	2
Class	RESIDENTIAL	Full Baths	2 Bath
Type	Single Family	Half Bath	0
Area	Mt. Vernon	Garage Capacity	2 Car
Asking Price	\$265,000	Construction	Frame
Address	20 Mallard Pointe	Design	Ranch
Address 2			
City	Mount Vernon		
State	OH		
Zip	43050		
Status	Active		
Sale/Rent	For Sale		
IDX Include	Y		



GENERAL

VOW Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
Agent Hit Count	0	Client Hit Count	0
Number of Acres	0.1990	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	Mount Vernon	Public School	Wiggins-MTV District
County	In Knox County	Township	City
Subdivision	Other	Comp-Variable Y/N	No
Semi-Annual Taxes	1190.70*	Parcel #	66-09721.054
Lot #	537	Listing Date	11/15/2023
Expiration Date	5/15/2024	Lot Size/Acres	.199
Approx Year Built	2003	Age	20
Approx Above Grade SqFt	1,607	Approx Total Living Space	
Zoning		Assessments	6.00*
Heat Cost		Directions	
Documents On File		Living Room Level	1
Living Room Size	29.2 x 15.3	Dining Room Level	1
Dining Room Size	29.2 x 15.3	Kitchen Level	1
Kitchen Size	15 x 14.9	Family Room Level	
Family Room Size		Bathroom 1 Level	1
Bathroom 1 Size	9.5 x 6.10	Bedroom 1 Level	1
Bedroom 1 Size	14.7 x 14.4	Bedroom 2 Level	1
Bedroom 2 Size	14.4 x 10.11	Bedroom 3 Level	
Bedroom 3 Size		Bedroom 4 Level	
Bedroom 4 Size		Bathroom 1 Type	Full
Bathroom 2 Level	1	Bathroom 2 Size	9.8 x 7.4
Bathroom 2 Type	Full	Bathroom 3 Level	
Bathroom 3 Size		Bathroom 3 Type	
Bathroom 4 Level		Bathroom 4 Size	
Bathroom 4 Type		Garage Level	1
Garage Size	2 Car Attached	Utility Room Level	1
Utility Room Size	6.8 x 5.4	Other Room 1 Level	1
Other Room 1 Size	14.3 x 9 Sun Room	Other Room 2 Level	1
Other Room 2 Size	Patio	Off Market Date	
Associated Document Count	0	Search By Map	
Tax ID		Update Date	11/15/2023
Status Date	11/15/2023	HotSheet Date	11/15/2023
Last Price Change Date	11/15/2023	Input Date	11/15/2023 2:08 PM
Original Price	\$265,000	Virtual Tour	http://www.tourfactory.com/3120922
City Corps. Limit	Yes	Homestead Y/N	No
Homestead \$ Amount	\$0.00	CAUV Y/N	No
CAUV \$ Amount	\$0.00	Village	Mt. Vernon
Comp-BB	3	Comp-SB	0

GENERAL

Picture Count	37	Showing Date
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FEATURES

STYLE Ranch	HEATING Forced Air Natural Gas	APPLIANCES Dishwasher Microwave Range Oven Refrigerator	GARAGE TYPE Garage Attached
EXTERIOR Brick Vinyl	COOLING Central Air	FIREPLACE Gas Log Fireplace	EXTRAS Patio
YARD Paved Street	WATER City	BASEMENT Slab	FLOORS Vinyl Wall To Wall Carpet
ROOF Shingle	SEWER City	DRIVEWAY Concrete	LAUNDRY Main Floor
	CONSTRUCTION Frame		

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 Lovely ranch home located in the desirable east end of Mount Vernon, this home offers 2 bedrooms and 2 full baths, an open and vaulted ceiling living room and dining room combination highlighted by a gas log fireplace, adjoining natural light filled sun room, pretty oak cabinet filled kitchen with dine in space and includes the major appliances, primary bedroom suite with private on suite bath and walk in closet, attached 2 car garage with concrete driveway, convenient main level laundry room, relaxing patio space, natural gas heat and central air, easy care living at its finest. \$265,000.

AGENT TO AGENT REMARKS

Showing Phone	614-255-5588
Agent to Agent Remarks	This property could be subject to a lawsuit filed in the State of Ohio v. The Landings Property Association, Inc et. al., Knox County Court of Common Pleas case number 20IN06-0149 and the buyers may become a party to the lawsuit. \$50 a month maintenance fee applies.

ADDITIONAL PICTURES

