

**ALL FIELDS WITH EMAIL**



**MLS #** 20180347  
**Class** RESIDENTIAL  
**Type** Single Family  
**Area** Villages  
**Asking Price** \$150,000  
**Address** 28 Simons Avenue  
**Address 2**  
**City** Fredericktown  
**State** OH  
**Zip** 43019  
**Status** Active  
**Sale/Rent** For Sale  
**IDX Include** Y

**Bedrooms** 3  
**Full Baths** 2 Bath  
**Half Bath** 0  
**Garage Capacity** 2.5 Car  
**Construction** Frame  
**Design** Split Level



**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>	7	<b>Client Hit Count</b>	27
<b>Number of Acres</b>	0.3049	<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>	Village
<b>Subdivision</b>	Other	<b>Comp-Variable Y/N</b>	No
<b>Semi-Annual Taxes</b>	743.61*	<b>Parcel #</b>	65-00770-000
<b>Lot #</b>	14	<b>Listing Date</b>	4/21/2018
<b>Expiration Date</b>	10/15/2018	<b>Lot Size/Acres</b>	.3049
<b>Approx Year Built</b>	1969	<b>Age</b>	49
<b>Approx Above Grade SqFt</b>	1,852	<b>Approx Total Living Space</b>	
<b>Zoning</b>		<b>Assessments</b>	3.00*
<b>Heat Cost</b>		<b>Directions</b>	
<b>Documents On File</b>		<b>Living Room Level</b>	1
<b>Living Room Size</b>	27.11 x 19.3	<b>Dining Room Level</b>	1
<b>Dining Room Size</b>	27.11 x 19.3	<b>Kitchen Level</b>	1
<b>Kitchen Size</b>	15.6 x 11.6	<b>Family Room Level</b>	L
<b>Family Room Size</b>	23.6 x 19.7	<b>Bathroom 1 Level</b>	2
<b>Bathroom 1 Size</b>	9.10 x 7.6	<b>Bedroom 1 Level</b>	2
<b>Bedroom 1 Size</b>	13.3 x 12	<b>Bedroom 2 Level</b>	2
<b>Bedroom 2 Size</b>	10.1 x 10	<b>Bedroom 3 Level</b>	2
<b>Bedroom 3 Size</b>	13.10 x 10.8	<b>Bedroom 4 Level</b>	
<b>Bedroom 4 Size</b>		<b>Bathroom 1 Type</b>	Full
<b>Bathroom 2 Level</b>	L	<b>Bathroom 2 Size</b>	7.8 x 6.11
<b>Bathroom 2 Type</b>	Full	<b>Bathroom 3 Level</b>	
<b>Bathroom 3 Size</b>		<b>Bathroom 3 Type</b>	
<b>Bathroom 4 Level</b>		<b>Bathroom 4 Size</b>	
<b>Bathroom 4 Type</b>		<b>Garage Level</b>	1
<b>Garage Size</b>	2.5 Car Attached	<b>Utility Room Level</b>	L
<b>Utility Room Size</b>	Lower Level	<b>Other Room 1 Level</b>	
<b>Other Room 1 Size</b>		<b>Other Room 2 Level</b>	
<b>Other Room 2 Size</b>		<b>Off Market Date</b>	
<b>Associated Document Count</b>	1	<b>Search By Map</b>	
<b>Tax ID</b>		<b>Update Date</b>	6/8/2018
<b>Status Date</b>	4/23/2018	<b>HotSheet Date</b>	4/23/2018
<b>Last Price Change Date</b>	4/23/2018	<b>Input Date</b>	4/23/2018 4:19 PM
<b>Original Price</b>	\$150,000	<b>Days On Market</b>	48
<b>Virtual Tour</b>	http://www.tourfactory.com/1977090	<b>City Corps. Limit</b>	Yes
<b>Homestead Y/N</b>	Yes	<b>Homestead \$ Amount</b>	\$203.57
<b>CAUV Y/N</b>	No	<b>CAUV \$ Amount</b>	\$0.00
<b>Village</b>	Fredericktown	<b>Comp-BB</b>	3

**GENERAL**

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Comp-SB	0	Picture Count	24
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**FEATURES**

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<b>STYLE</b> Split Level	<b>HEATING</b> Forced Air Natural Gas	<b>CONSTRUCTION</b> Frame	<b>DRIVEWAY</b> Concrete
<b>EXTERIOR</b> Brick Vinyl	<b>COOLING</b> Central Air	<b>FIREPLACE</b> In Family Room Wood Stove	<b>GARAGE TYPE</b> Garage Attached
<b>YARD</b> Level Paved Street	<b>WATER</b> City	<b>BASEMENT</b> Partial Unfinished	<b>FLOORS</b> Vinyl Wall To Wall Carpet
<b>ROOF</b> Shingle	<b>SEWER</b> City		<b>LAUNDRY</b> Basement

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**FINANCIAL**

Financing Remarks

**SOLD STATUS**

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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	

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**REMARKS**

**Remarks** Spacious split level home featuring 3 bedrooms and 2 full baths, light filled living room that is open to the adjoining dining area, spacious eat in kitchen with oak cabinetry, finished L-shaped lower level family room with wood burner, partial unfinished basement with ample storage space, attached and oversized 2.5 car garage with concrete driveway, whole house generator, natural gas heat and central air, wonderful quiet street in the village of Fredericktown, priced to sell at \$150,000. \*Adjoining lot with pole barn can be purchased for an additional \$30,000.

**AGENT TO AGENT REMARKS**

Showing Phone  
Agent to Agent Remarks Agents: Please contact CSS for showings: 614-255-5588

**ADDITIONAL PICTURES**



