

**ALL FIELDS WITH EMAIL**



**MLS #** 20171060  
**Class** RESIDENTIAL  
**Type** Single Family  
**Area** Suburban  
**Asking Price** \$310,000  
**Address** 2821 Berger Road  
**Address 2**  
**City** Mount Vernon  
**State** OH  
**Zip** 43050  
**Status** Active  
**Sale/Rent** For Sale  
**IDX Include** Y

**Bedrooms** 4  
**Full Baths** 3 Bath  
**Half Bath** 0  
**Garage Capacity** 2.5 Car  
**Construction** Frame  
**Design** 2 Story



**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>	5.3260	<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>	Other	<b>Public School</b>	Northridge
<b>County</b>	In Knox County	<b>Township</b>	Miller
<b>Subdivision</b>	Other	<b>Comp-Variable Y/N</b>	No
<b>Semi-Annual Taxes</b>	1832.83*	<b>Parcel #</b>	2 Parcels
<b>Lot #</b>	0	<b>Listing Date</b>	12/8/2017
<b>Expiration Date</b>	5/15/2018	<b>Lot Size/Acres</b>	5.326
<b>Approx Year Built</b>	2002	<b>Age</b>	15
<b>Approx Above Grade SqFt</b>	2,240	<b>Approx Total Living Space</b>	2864
<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>	22.5 x 13.7	<b>Dining Room Level</b>	1
<b>Dining Room Size</b>	13.2 x 10.6	<b>Kitchen Level</b>	1
<b>Kitchen Size</b>	16.4 x 13.8	<b>Family Room Level</b>	L
<b>Family Room Size</b>	27.7 x 12.7	<b>Bathroom 1 Level</b>	1
<b>Bathroom 1 Size</b>	8.11 x 4.11	<b>Bedroom 1 Level</b>	1
<b>Bedroom 1 Size</b>	13.3 x 10.5	<b>Bedroom 2 Level</b>	2
<b>Bedroom 2 Size</b>	13.10 x 10.3	<b>Bedroom 3 Level</b>	2
<b>Bedroom 3 Size</b>	14.2 x 13.2	<b>Bedroom 4 Level</b>	2
<b>Bedroom 4 Size</b>	16 x 14.3	<b>Bathroom 1 Type</b>	Full
<b>Bathroom 2 Level</b>	2	<b>Bathroom 2 Size</b>	10.3 x 4.7
<b>Bathroom 2 Type</b>	Full	<b>Bathroom 3 Level</b>	2
<b>Bathroom 3 Size</b>	13.10 x 10.11	<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>	2.5 Car Attached	<b>Utility Room Level</b>	1
<b>Utility Room Size</b>	9.7 x 7.8	<b>Other Room 1 Level</b>	2
<b>Other Room 1 Size</b>	16.9x10Loft	<b>Other Room 2 Level</b>	L
<b>Other Room 2 Size</b>	12.9x12.1	<b>Off Market Date</b>	
<b>Associated Document Count</b>	0	<b>Search By Map</b>	
<b>Tax ID</b>		<b>Update Date</b>	12/8/2017
<b>Status Date</b>	12/8/2017	<b>HotSheet Date</b>	12/8/2017
<b>Last Price Change Date</b>	12/8/2017	<b>Input Date</b>	12/8/2017 1:58 PM
<b>Original Price</b>	\$310,000	<b>Virtual Tour</b>	http://www.tourfactory.com/1908349
<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	<b>Comp-SB</b>	0

**GENERAL**

Picture Count 25

**FEATURES**

<b>STYLE</b> 2 Story	<b>COOLING</b> Central Air	<b>BASEMENT</b> Finished Partial	<b>EXTRAS</b> Above Ground Pool Deck
<b>EXTERIOR</b> Vinyl	<b>WATER</b> Well	<b>DRIVEWAY</b> Gravel	<b>FLOORS</b> Laminate Vinyl
<b>YARD</b> Level	<b>SEWER</b> Septic	<b>DETACHED STRUCTURES</b> Pole Barn Shed	<b>LAUNDRY</b> Main Floor
<b>ROOF</b> Shingle	<b>CONSTRUCTION</b> Frame	<b>GARAGE TYPE</b> Garage Attached Garage Detached	
<b>HEATING</b> Forced Air Propane	<b>APPLIANCES</b> Dishwasher Range Hood Range Oven Refrigerator		

**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** Beautiful country home situated on 5.326 acres, features include 4 bedrooms and 3 full baths, first floor guest bedroom or home office/den, formal dining room, pretty oak cabinet filled kitchen with loads of counter space and breakfast bar, adjoining main level living/family room with access to the relaxing rear deck and above ground pool, convenient main level laundry room, second floor loft area, vaulted ceiling owners suite with deluxe private bath, finished lower level with rec room/bonus room, attached 2.5 car garage plus a detached 24 x 24 pole barn, yard barn for added storage, carport, well maintained and priced to sell at \$310,000.

**AGENT TO AGENT REMARKS**

**Agent to Agent Remarks** Agents please contact CSS for showings: 614-255-5588

**ADDITIONAL PICTURES**



