

**ALL FIELDS WITH EMAIL**



**MLS #** 20200342  
**Class** RESIDENTIAL  
**Type** Single Family  
**Area** Mt. Vernon  
**Asking Price** \$325,000  
**Address** 306 E Gambier Street  
**Address 2**  
**City** Mount Vernon  
**State** OH  
**Zip** 43050  
**Status** Active  
**Sale/Rent** For Sale  
**IDX Include** Y

**Bedrooms** 5  
**Full Baths** 3 Bath  
**Half Bath** 0  
**Garage Capacity** None  
**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>	7	<b>Client Hit Count</b>	17
<b>Number of Acres</b>	0.2000	<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>	Mount Vernon	<b>Public School</b>	East-MTV District
<b>County</b>	In Knox County	<b>Township</b>	City
<b>Subdivision</b>	Other	<b>Comp-Variable Y/N</b>	No
<b>Semi-Annual Taxes</b>	1385.20*	<b>Parcel #</b>	66-03347.000
<b>Lot #</b>	0	<b>Listing Date</b>	6/3/2020
<b>Expiration Date</b>	11/15/2020	<b>Lot Size/Acres</b>	.2
<b>Approx Year Built</b>	1860	<b>Age</b>	160
<b>Approx Above Grade SqFt</b>	4,000	<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>	19 x 18.2	<b>Dining Room Level</b>	1
<b>Dining Room Size</b>	27.7 x 15.11	<b>Kitchen Level</b>	1
<b>Kitchen Size</b>	15.6 x 9.9	<b>Family Room Level</b>	1
<b>Family Room Size</b>	22.3 x 16.2	<b>Bathroom 1 Level</b>	1
<b>Bathroom 1 Size</b>	7.7 x 4.4	<b>Bedroom 1 Level</b>	2
<b>Bedroom 1 Size</b>	18.2 x 15.11	<b>Bedroom 2 Level</b>	2
<b>Bedroom 2 Size</b>	15.10 x 11.11	<b>Bedroom 3 Level</b>	2
<b>Bedroom 3 Size</b>	17.3 x 12.3	<b>Bedroom 4 Level</b>	2
<b>Bedroom 4 Size</b>	15.10 x 13.10	<b>Bathroom 1 Type</b>	Full
<b>Bathroom 2 Level</b>	2	<b>Bathroom 2 Size</b>	12.3 x 9.2
<b>Bathroom 2 Type</b>	Full	<b>Bathroom 3 Level</b>	2
<b>Bathroom 3 Size</b>	10.5 x 5.5	<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>	
<b>Garage Size</b>		<b>Utility Room Level</b>	2
<b>Utility Room Size</b>	7.5 x 6.7	<b>Other Room 1 Level</b>	2
<b>Other Room 1 Size</b>	11.9x8.5 BR	<b>Other Room 2 Level</b>	1
<b>Other Room 2 Size</b>	26.3x12.2 SunRm	<b>Off Market Date</b>	
<b>Associated Document Count</b>	2	<b>Search By Map</b>	
<b>Tax ID</b>		<b>Update Date</b>	8/1/2020
<b>Status Date</b>	6/3/2020	<b>HotSheet Date</b>	8/1/2020
<b>Last Price Change Date</b>	8/1/2020	<b>Input Date</b>	6/3/2020 2:34 PM
<b>Original Price</b>	\$350,000	<b>Days On Market</b>	59
<b>Virtual Tour</b>	http://www.tourfactory.com/2750651	<b>City Corps. Limit</b>	Yes
<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>	Mt. Vernon	<b>Comp-BB</b>	3

**GENERAL**

Comp-SB Showing Date	0	Picture Count	60
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**FEATURES**

<b>STYLE</b> 2 Story	<b>HEATING</b> Forced Air Natural Gas	<b>APPLIANCES</b> Dishwasher Microwave Range Oven Refrigerator	<b>GARAGE TYPE</b> None
<b>EXTERIOR</b> Brick	<b>COOLING</b> Central Air	<b>FIREPLACE</b> Fireplace	<b>EXTRAS</b> Patio
<b>YARD</b> Level Paved Street Sidewalk	<b>WATER</b> City	<b>BASEMENT</b> Partial	<b>FLOORS</b> Ceramic Tile Wood Floors
<b>ROOF</b> Shingle	<b>SEWER</b> City		<b>LAUNDRY</b> Second Floor
	<b>CONSTRUCTION</b> 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** Beautiful 1860 brick showplace that features extensive upgrades and maintains the classic charm and character, spacious rooms ideal for entertaining, 5 bedrooms, a huge master bedroom suite with gorgeous private bath, 3 full baths, elegant sun filled formal living room with classic columns, curved staircase, enormous dining room for large gatherings, luxurious kitchen with impressive eating area highlighted by a brick fireplace, kitchen is filled with stainless appliances including a high end Southbend 6 burner oven and you will love the hones granite counter tops and French copper sink, large main level family room with coffered ceilings and custom fireplace, spectacular 4 season sun room, wine cellar, outside there are gorgeous gardens, mature landscaping, a covered porch, pergola, fenced courtyard and more. This is an impressive one of a kind home. \$325,000

**AGENT TO AGENT REMARKS**

Showing Phone	614-255-5588
Agent to Agent Remarks	*Square footage is approximate. Living room, master bedroom and family room window coverings excluded. Family Room TV excluded. Two dining room chandeliers excluded.

**ADDITIONAL PICTURES**





