

**ALL FIELDS WITH EMAIL**



<b>MLS #</b>	20190367	<b>Bedrooms</b>	3
<b>Class</b>	RESIDENTIAL	<b>Full Baths</b>	1 Bath
<b>Type</b>	Single Family	<b>Half Bath</b>	0
<b>Area</b>	Mt. Vernon	<b>Garage Capacity</b>	2 Car
<b>Asking Price</b>	\$35,000	<b>Construction</b>	Frame
<b>Address</b>	306 E Pleasant Street	<b>Design</b>	2 Story
<b>Address 2</b>			
<b>City</b>	Mount Vernon		
<b>State</b>	OH		
<b>Zip</b>	43050		
<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>	2	<b>Client Hit Count</b>	63
<b>Number of Acres</b>	0.1653	<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>	Scott A Craigo - 740-398-8905	<b>Listing Agent 2 - E-mail</b>	scottcraig@sammiller.com
<b>Listing Office 2 - Office Name</b>	Re/Max Stars	<b>Listing Office 2 - Phone Number</b>	Main: 740-392-7000
<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>	Pleasant St-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>	675.20*	<b>Parcel #</b>	66-00734.000
<b>Lot #</b>	0	<b>Listing Date</b>	4/25/2019
<b>Expiration Date</b>	10/15/2019	<b>Lot Size/Acres</b>	.1653
<b>Approx Year Built</b>	1935	<b>Age</b>	84
<b>Approx Above Grade SqFt</b>	1,256	<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>	27.4 x 13.4	<b>Dining Room Level</b>	1
<b>Dining Room Size</b>	17 x 11 combo	<b>Kitchen Level</b>	1
<b>Kitchen Size</b>	17 x 11 combo	<b>Family Room Level</b>	
<b>Family Room Size</b>	0	<b>Bathroom 1 Level</b>	2
<b>Bathroom 1 Size</b>	9.10 x 8.3	<b>Bedroom 1 Level</b>	1
<b>Bedroom 1 Size</b>	13.7 x 11.1	<b>Bedroom 2 Level</b>	2
<b>Bedroom 2 Size</b>	13 x 12.9	<b>Bedroom 3 Level</b>	2
<b>Bedroom 3 Size</b>	13.4 x 11.2	<b>Bedroom 4 Level</b>	
<b>Bedroom 4 Size</b>		<b>Bathroom 1 Type</b>	Full
<b>Bathroom 2 Level</b>		<b>Bathroom 2 Size</b>	
<b>Bathroom 2 Type</b>		<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 Car Detached	<b>Utility Room Level</b>	1
<b>Utility Room Size</b>	Main 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>	8/13/2019
<b>Status Date</b>	8/13/2019	<b>HotSheet Date</b>	8/13/2019
<b>Last Price Change Date</b>	8/13/2019	<b>Input Date</b>	4/30/2019 1:29 PM
<b>Original Price</b>	\$59,900	<b>Days On Market</b>	110
<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	<b>Comp-SB</b>	0
<b>Picture Count</b>	10	<b>Showing Date</b>	

## FEATURES

<b>STYLE</b> 2 Story	<b>HEATING</b> Forced Air Natural Gas	<b>CONSTRUCTION</b> Frame	<b>DETACHED STRUCTURES</b> Garage
<b>EXTERIOR</b> Vinyl	<b>COOLING</b> Central Air	<b>BASEMENT</b> Partial	<b>GARAGE TYPE</b> Garage Detached
<b>YARD</b> Level Paved Street	<b>WATER</b> City	<b>DRIVEWAY</b> Concrete	<b>FLOORS</b> Vinyl Wall To Wall Carpet
<b>ROOF</b> Shingle	<b>SEWER</b> City		<b>LAUNDRY</b> Main Floor

## FINANCIAL

Financing Remarks

## SOLD STATUS

<b>How Sold</b>	<b>Contract Date</b>
<b>Closing Date</b>	<b>Sold Price</b>
<b>Selling Agent 1 - Agent Name</b>	<b>Selling Office 1 - Office Name</b>
<b>Seller Concessions Y/N</b>	<b>Seller Concessions</b>
<b>Financing</b>	

## REMARKS

**Remarks** 2 Story home situated on a level and easy care corner lot, across the street from Pleasant Street Elementary School, features include 3 bedrooms and 1 full bath, large and open living room, spacious eat in kitchen with main level laundry hook up, first floor owners bedroom, natural gas heat and central air, detached 2 car garage with concrete drive, in need of some TLC, selling as-is, priced to sell at \$35,000.

## AGENT TO AGENT REMARKS

**Showing Phone** 614-255-5588  
**Agent to Agent Remarks** Selling as-is condition. House has presence of mold from previous water leak. Buyers agent and buyers must sign the hold harmless agreement, from associated documents, before being allowed to see the house. All questions to be directed to Scott Craigo 740-398-8905. Hold Harmless Agreement to be emailed to [scottcraigo@sammiller.com](mailto:scottcraigo@sammiller.com) before making an appointment. Financing: cash or rehab loan.

## ADDITIONAL PICTURES

