

**ALL FIELDS WITH EMAIL**



<b>MLS #</b>	20240156	<b>Bedrooms</b>	4
<b>Class</b>	RESIDENTIAL	<b>Full Baths</b>	3 Bath
<b>Type</b>	Single Family	<b>Half Bath</b>	1
<b>Area</b>	Out of County	<b>Garage Capacity</b>	2 Car
<b>Asking Price</b>	\$850,000	<b>Construction</b>	Frame
<b>Address</b>	31251 State Route 541	<b>Design</b>	2 Story
<b>Address 2</b>			
<b>City</b>	Walhonding		
<b>State</b>	OH		
<b>Zip</b>	43843		
<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>	1	<b>Client Hit Count</b>	4
<b>Number of Acres</b>	15.1780	<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>	Other
<b>County</b>	Coshocton	<b>Township</b>	Other
<b>Subdivision</b>	None	<b>Comp-Variable Y/N</b>	No
<b>Semi-Annual Taxes</b>	2120.82	<b>Parcel #</b>	2 Parcels
<b>Lot #</b>	0	<b>Listing Date</b>	4/5/2024
<b>Expiration Date</b>	10/15/2024	<b>Lot Size/Acres</b>	15.178
<b>Approx Year Built</b>	2005	<b>Age</b>	19
<b>Approx Above Grade SqFt</b>	3,513	<b>Approx Total Living Space</b>	
<b>Zoning</b>		<b>Assessments</b>	0
<b>Heat Cost</b>		<b>Directions</b>	
<b>Documents On File</b>		<b>Living Room Level</b>	1
<b>Living Room Size</b>	16.9 x 16	<b>Dining Room Level</b>	1
<b>Dining Room Size</b>	13.7 x 11.6	<b>Kitchen Level</b>	1
<b>Kitchen Size</b>	26.1 x 13.2	<b>Family Room Level</b>	
<b>Family Room Size</b>		<b>Bathroom 1 Level</b>	1
<b>Bathroom 1 Size</b>	12.10 x 9.2	<b>Bedroom 1 Level</b>	1
<b>Bedroom 1 Size</b>	20.6 x 17.7	<b>Bedroom 2 Level</b>	2
<b>Bedroom 2 Size</b>	14.6 x 11.6	<b>Bedroom 3 Level</b>	2
<b>Bedroom 3 Size</b>	23.9 x 12.8	<b>Bedroom 4 Level</b>	2
<b>Bedroom 4 Size</b>	12.2 x 10.5	<b>Bathroom 1 Type</b>	Full
<b>Bathroom 2 Level</b>	1	<b>Bathroom 2 Size</b>	6.8 x 3
<b>Bathroom 2 Type</b>	Half	<b>Bathroom 3 Level</b>	2
<b>Bathroom 3 Size</b>	10.6 x 4.10	<b>Bathroom 3 Type</b>	Full
<b>Bathroom 4 Level</b>	2	<b>Bathroom 4 Size</b>	13.2 x 4.11
<b>Bathroom 4 Type</b>	Full	<b>Garage Level</b>	1
<b>Garage Size</b>	2 Car Attached	<b>Utility Room Level</b>	1
<b>Utility Room Size</b>	10.2 x 7.5	<b>Other Room 1 Level</b>	1
<b>Other Room 1 Size</b>	12.2 x 10.6 Office	<b>Other Room 2 Level</b>	2
<b>Other Room 2 Size</b>	16.10x10.6Loft	<b>Off Market Date</b>	
<b>Associated Document Count</b>	1	<b>Search By Map</b>	
<b>Tax ID</b>		<b>Update Date</b>	7/30/2024
<b>Status Date</b>	7/30/2024	<b>HotSheet Date</b>	7/30/2024
<b>Last Price Change Date</b>	7/30/2024	<b>Input Date</b>	4/5/2024 3:17 PM
<b>Original Price</b>	\$875,000	<b>Days On Market</b>	123
<b>Virtual Tour</b>	http://www.tourfactory.com/3142094	<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

## GENERAL

Village	Other	Comp-BB	3
Comp-SB	0	Picture Count	53
Showing Date			

## FEATURES

<b>STYLE</b> 2 Story	<b>ROOF</b> Shingle	<b>APPLIANCES</b> Dishwasher Range Hood Range Oven Refrigerator	<b>DETACHED STRUCTURES</b> Pole Barn
<b>EXTERIOR</b> Vinyl	<b>HEATING</b> Forced Air Propane	<b>FIREPLACE</b> Fireplace	<b>GARAGE TYPE</b> Garage Attached
<b>YARD</b> Hills Level Paved Street Wooded	<b>COOLING</b> Central Air	<b>BASEMENT</b> Full Unfinished	<b>EXTRAS</b> Deck
	<b>WATER</b> Well	<b>DRIVEWAY</b> Gravel Limestone	<b>FLOORS</b> Ceramic Tile Laminate Wall To Wall Carpet
	<b>SEWER</b> Septic		<b>LAUNDRY</b> Main 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 and spacious custom built home situated on 15.187 country acres, situated back a private driveway, picturesque and quiet setting, features include 4 bedrooms and 3.5 baths, two story living room with logs of natural light and wood burning fireplace, adjoining formal dining room, gorgeous white cabinet filled kitchen with breakfast nook, major appliances and solid surface countertops, convenient main level laundry, first floor primary suite with walk in closet and private bath, second floor loft space, relaxing rear deck, full basement with ample storage space, attached 2 car garage plus a detached 30 x 48 pole barn, impressive property that is a must see. \$850,000.

## AGENT TO AGENT REMARKS

Showing Phone 614-255-5588  
Agent to Agent Remarks

## ADDITIONAL PICTURES





