

ALL FIELDS WITH EMAIL



MLS # 20160905
Class RESIDENTIAL
Type Single Family
Area Mt. Vernon
Asking Price \$245,000
Address 35 Mallard Pointe
Address 2
City Mount Vernon
State OH
Zip 43050
Status Active
Sale/Rent For Sale
IDX Include Y

Bedrooms 3
Total Baths 3 Bath
Garage Capacity 2 Car
Construction Frame
Design Ranch



GENERAL

VOW Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
Agent Hit Count	0	Client Hit Count	0
Number of Acres	0.3760	Auction Y/N	No
Agent - Agent Name and Phone	Sam Miller - Main: 740-397-7800	Agent - E-mail	samsells@sammiller.com
Listing Office 1 - Office Name	Re/Max Stars	Listing Office 1 - Phone Number	Main: 740-392-7000
Listing Agent 2 - Agent Name and Phone		Listing Agent 2 - E-mail	
Listing Office 2 - Office Name		Listing Office 2 - Phone Number	
Listing Agent 3 - Agent Name and Phone		Listing Agent 3 - E-mail	
Listing Office 3 - Office Name		Listing Office 3 - Phone Number	
School District	Mount Vernon	Public School	Wiggins-MTV District
County	In Knox County	Township	City
Subdivision	Other	Comp-Variable Y/N	No
Semi-Annual Taxes	1231.59*	Parcel #	2 Parcels
Lot #	0	Listing Date	9/22/2016
Expiration Date	3/15/2017	Lot Size/Acres	.376
Approx Year Built	2001	Age	15
Approx Above Grade SqFt	1,864	Approx Total Living Space	2644
Zoning		Assessments	3.00*
Heat Cost		Directions	
Parcel #1		Parcel #2	
Parcel #3		Parcel #4	
Documents On File		Living Room Level	1
Living Room Size	18.1 x 15.2	Dining Room Level	1
Dining Room Size	15.3 x 11	Kitchen Level	1
Kitchen Size	15.5 x 14.5	Family Room Level	L
Family Room Size	25.2 x 21	Bathroom 1 Level	1
Bathroom 1 Size	9.7 x 7	Bedroom 1 Level	1
Bedroom 1 Size	14.10 x 14.6	Bedroom 2 Level	1
Bedroom 2 Size	12.2 x 10.10	Bedroom 3 Level	1
Bedroom 3 Size	12.5 x 12	Bedroom 4 Level	
Bedroom 4 Size		Bathroom 1 Type	Full
Bathroom 2 Level	1	Bathroom 2 Size	9.10 x 7.4
Bathroom 2 Type	Full	Bathroom 3 Level	L
Bathroom 3 Size	8.2 x 6.4	Bathroom 3 Type	Full
Bathroom 4 Level		Bathroom 4 Size	
Bathroom 4 Type		Garage Level	1
Garage Size	2 Car Attached	Utility Room Level	1
Utility Room Size	6.5 x 6	Other Room 1 Level	1
Other Room 1 Size	14.7 x 9 Sun Rm	Other Room 2 Level	1
Other Room 2 Size	Deck	Off Market Date	
Associated Document Count	0	Search By Map	
Tax ID		Update Date	9/26/2016
Status Date	9/26/2016	HotSheet Date	9/26/2016
Last Price Change Date	9/26/2016	Input Date	9/26/2016 9:59 AM
Original Price	\$245,000	Days On Market	4
Virtual Tour	http://www.tourfactory.com/1657263	City Corps. Limit	Yes
Homestead Y/N	Yes	Homestead \$ Amount	\$190.86

GENERAL

CAUV Y/N	No	CAUV \$ Amount	\$0.00
Village	Mt. Vernon	Comp-BB	3
Comp-SB	0	Picture	25

FEATURES

STYLE Ranch	HEATING Forced Air Natural Gas	APPLIANCES Dishwasher Garbage Disposal Hot Water Tank-Owned Microwave Range Hood Range Oven Refrigerator	DRIVEWAY Concrete
EXTERIOR Brick Vinyl	COOLING Central Air	FIREPLACE Gas Log Fireplace	GARAGE TYPE Garage Attached
YARD Curb Hills Lake View Level Paved Street Sidewalk	WATER City	BASEMENT Full Walkout	EXTRAS Deck Patio
ROOF Shingle	SEWER City		FLOORS Ceramic Tile Vinyl Wall To Wall Carpet Wood Floors
	CONSTRUCTION Frame Framed on Site		LAUNDRY Main Floor
	TELEVISION Cable High Speed Internet		

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

Beautiful ranch home with quality upgrades, features include 3 bedrooms and 3 full baths, large living room/dining room combination highlighted by a gas log fireplace and gleaming hardwood floors, gorgeous cabinet filled kitchen with breakfast nook and ceramic tile floors, relaxing sun room with pond views and access to the rear deck, master bedroom suite with private bath and huge walk in closet, finished walkout lower level with family room, 3rd bedroom and full bath, huge unfinished space with lots of storage, attached 2 car garage with concrete driveway, natural gas heat and central air, quick possession available, wonderful location near shopping, restaurants & other amenities. \$245,000.

AGENT TO AGENT REMARKS

*\$210 Quarterly fee: includes lawn mowing and snow removal.

ADDITIONAL PICTURES

