

ALL FIELDS WITH EMAIL



MLS #	20141076	Bedrooms	3
Class	RESIDENTIAL	Total Baths	1 Bath
Type	Single Family	Garage Capacity	2 Car
Area	Mt. Vernon	Construction	Frame
Asking Price	\$39,900	Design	2 Story
Address	44 Sychar Road		
Address 2			
City	Mount Vernon		
State	OH		
Zip	43050		
Status	Active		
Sale/Rent	For Sale		
IDX Include	Y		



GENERAL

VOW Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
Agent Hit Count	65	Client Hit Count	160
Number of Acres	0.1100	Auction Y/N	No
Agent - Agent Name and Phone	Sam Miller - Main: 740-397-7800	Agent - E-mail	samsells@sammler.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	Pleasant St-MTV District
County	In Knox County	Township	City
Subdivision	Other	Comp-Variable Y/N	No
Semi-Annual Taxes	417.41*	Parcel #	66-00690-000
Lot #	11	Listing Date	11/10/2014
Expiration Date		Lot Size/Acres	.110
Approx Year Built	1900	Age	114
Approx Above Grade SqFt	1,200	Approx Total Living Space	
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	15.5 x 15.3	Dining Room Level	1
Dining Room Size	15.1 x 10.6	Kitchen Level	1
Kitchen Size	18.4 x 13.6	Family Room Level	
Family Room Size	0	Bathroom 1 Level	1
Bathroom 1 Size	10 x 4.7	Bedroom 1 Level	1
Bedroom 1 Size	18.6 x 9.7	Bedroom 2 Level	2
Bedroom 2 Size	15.4 x 10.6	Bedroom 3 Level	2
Bedroom 3 Size	15.4 x 10.9	Bedroom 4 Level	
Bedroom 4 Size		Bathroom 1 Type	Full
Bathroom 2 Level		Bathroom 2 Size	
Bathroom 2 Type		Bathroom 3 Level	
Bathroom 3 Size		Bathroom 3 Type	
Bathroom 4 Level		Bathroom 4 Size	
Bathroom 4 Type		Garage Level	1
Garage Size	2 Car Detached	Utility Room Level	1
Utility Room Size	In Kitchen	Other Room 1 Level	
Other Room 1 Size	Garage Apartment	Other Room 2 Level	
Other Room 2 Size		Off Market Date	
Associated Document Count	1	Search By Map	
Tax ID		Update Date	9/15/2015
Status Date	11/11/2014	HotSheet Date	9/15/2015
Last Price Change Date	9/15/2015	Input Date	11/11/2014 3:01 PM
Original Price	\$55,000	Days On Market	309
Virtual Tour	http://tours.tourfactory.com/tours/tour.asp?t=1258873	City Corps. Limit	Yes
Homestead Y/N	No	CAUV Y/N	No
Village	Mt. Vernon	Comp-BB	3
Comp-SB	0	Picture	21

FEATURES

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

FINANCIAL

Financing Remarks

SOLD STATUS

How Sold
Closing Date
Selling Agent 1 - Agent Name
Seller Concessions Y/N
Financing

Contract Date
Sold Price
Selling Office 1 - Office Name
Seller Concessions

REMARKS

Ultra affordable 2 Story home and garage apartment, located in walking distance to the Hiawatha Water Park, the home features 3 bedrooms and a full main level bath, large living room, nice sized dining room and large eat in kitchen with laundry hook up, detached 2 car garage with 1 bedroom/1 bath apartment up above, situated on a level and easy to care for corner lot, would make a great starter home, fixer upper or investment property, the home is in need of some TLC but overall is an exceptional value, quick possession available, priced to sell fast at \$39,900.

AGENT TO AGENT REMARKS

ADDITIONAL PICTURES



