

**ALL FIELDS WITH EMAIL**



<b>MLS #</b>	20180458	<b>Bedrooms</b>	4
<b>Class</b>	RESIDENTIAL	<b>Full Baths</b>	1 Bath
<b>Type</b>	Single Family	<b>Half Bath</b>	1
<b>Area</b>	Suburban	<b>Garage Capacity</b>	1 Car
<b>Asking Price</b>	\$85,000	<b>Construction</b>	Frame
<b>Address</b>	453 Wooster Road	<b>Design</b>	1.5 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>	0	<b>Client Hit Count</b>	0
<b>Number of Acres</b>	0.4120	<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>	Dan Emmet-MTV District
<b>County</b>	In Knox County	<b>Township</b>	Clinton
<b>Subdivision</b>	Other	<b>Comp-Variable Y/N</b>	No
<b>Semi-Annual Taxes</b>	568.41*	<b>Parcel #</b>	12-00309.000
<b>Lot #</b>	0	<b>Listing Date</b>	5/12/2018
<b>Expiration Date</b>	11/15/2018	<b>Lot Size/Acres</b>	.412
<b>Approx Year Built</b>	1915	<b>Age</b>	103
<b>Approx Above Grade SqFt</b>	1,433	<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>	15.2 x 14.2	<b>Dining Room Level</b>	1
<b>Dining Room Size</b>	in kitchen	<b>Kitchen Level</b>	1
<b>Kitchen Size</b>	15.5 x 13.4	<b>Family Room Level</b>	1
<b>Family Room Size</b>	15 x 11.5	<b>Bathroom 1 Level</b>	1
<b>Bathroom 1 Size</b>	Full Bath	<b>Bedroom 1 Level</b>	2
<b>Bedroom 1 Size</b>	14.4 x 14.2	<b>Bedroom 2 Level</b>	2
<b>Bedroom 2 Size</b>	13.5 x 11.2	<b>Bedroom 3 Level</b>	2
<b>Bedroom 3 Size</b>	11 x 10.9	<b>Bedroom 4 Level</b>	2
<b>Bedroom 4 Size</b>	10.7 x 8.3	<b>Bathroom 1 Type</b>	Full
<b>Bathroom 2 Level</b>	2	<b>Bathroom 2 Size</b>	Half Bath
<b>Bathroom 2 Type</b>	Half	<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>	1 Car Detached	<b>Utility Room Level</b>	1
<b>Utility Room Size</b>	Main Level	<b>Other Room 1 Level</b>	1
<b>Other Room 1 Size</b>	Deck	<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>	5/16/2018
<b>Status Date</b>	5/16/2018	<b>HotSheet Date</b>	5/16/2018
<b>Last Price Change Date</b>	5/16/2018	<b>Input Date</b>	5/16/2018 7:00 AM
<b>Original Price</b>	\$85,000	<b>Days On Market</b>	4
<b>Virtual Tour</b>	http://www.tourfactory.com/1993357	<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
<b>Village</b>	Other	<b>Comp-BB</b>	3

**GENERAL**

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Comp-SB	0	Picture Count	25
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**FEATURES**

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<b>STYLE</b> 1.5 Story	<b>HEATING</b> Forced Air Natural Gas	<b>BASEMENT</b> Partial	<b>EXTRAS</b> Covered Patio Deck
<b>EXTERIOR</b> Vinyl	<b>WATER</b> Well	<b>DRIVEWAY</b> Concrete	<b>FLOORS</b> Vinyl
<b>YARD</b> Hills Paved Street	<b>SEWER</b> County	<b>DETACHED STRUCTURES</b> Garage Shed	Wall To Wall Carpet Wood Floors
<b>ROOF</b> Metal	<b>CONSTRUCTION</b> Frame	<b>GARAGE TYPE</b> Garage Detached	<b>LAUNDRY</b> Main Floor

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**FINANCIAL**

Financing Remarks

**SOLD STATUS**

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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	

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**REMARKS**

**Remarks** Hilltop setting on nearly a half acre lot, great edge of town location, this spacious 1.5 Story home features 4 bedrooms and 1.5 baths, large formal living room, relaxing main level family room with glass sliders to the side deck, spacious eat in kitchen, first floor den/study, convenient main level laundry/mud room, natural gas forced air heating, low maintenance vinyl sided exterior, covered rear patio, detached garage, yard barn and concrete drive, a must see for the price. \$85,000

**AGENT TO AGENT REMARKS**

**Agent to Agent Remarks** Agents: Please contact CSS for showings: 614-255-5588

**ADDITIONAL PICTURES**



