

**ALL FIELDS DETAIL**



|                     |                       |                        |        |
|---------------------|-----------------------|------------------------|--------|
| <b>MLS #</b>        | 20130441              | <b>Bedrooms</b>        | 4      |
| <b>Status</b>       | Active                | <b>Total Baths</b>     | 3 Bath |
| <b>Type</b>         | Single Family         | <b>Garage Capacity</b> | 2 Car  |
| <b>Address</b>      | 46 Wildwood Lane West | <b>Construction</b>    | Frame  |
| <b>Address 2</b>    |                       | <b>Design</b>          | Ranch  |
| <b>City</b>         | Mount Vernon          |                        |        |
| <b>State</b>        | OH                    |                        |        |
| <b>Zip</b>          | 43050                 |                        |        |
| <b>Area</b>         | Mt. Vernon            |                        |        |
| <b>Class</b>        | RESIDENTIAL           |                        |        |
| <b>Asking Price</b> | \$250,000             |                        |        |
| <b>Sale/Rent</b>    | For Sale              |                        |        |
| <b>IDX Include</b>  | Yes                   |                        |        |

**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>          | 0   |
| <b>Number of Acres</b>           | 0.5910  | <b>Auction Y/N</b>               | No  |
| <b>Agent</b>                     | <a href="#">Sam Miller - Main: (740) 397-7800</a> | <b>Listing Office 1</b>          | <a href="#">Re/Max Stars - Main: (740) 392-7000</a> |
| <b>Listing Agent 2</b>           | Sibley L Poland - Main: (740) 397-3145            | <b>Listing Office 2</b>          | <a href="#">Re/Max Stars - Main: (740) 392-7000</a> |
| <b>Listing Agent 3</b>           |   | <b>Listing Office 3</b>          |   |
| <b>School District</b>           | Mount Vernon                                      | <b>Public School</b>             | Wiggins-MTV District                                |
| <b>County</b>                    | In Knox County                                    | <b>Township</b>                  | City  |
| <b>Subdivision</b>               |   | <b>Comp-SB</b>                   | 0   |
| <b>Comp-BB</b>                   | 3   | <b>Comp-Variable Y/N</b>         | No  |
| <b>Semi-Annual Taxes</b>         | 1599.79*  | <b>Parcel #</b>                  | 66-09675.146  |
| <b>Lot #</b>                     | 721   | <b>Listing Date</b>              | 5/1/2013  |
| <b>Expiration Date</b>           | 11/1/2013   | <b>Lot Size/Acres</b>            | .591  |
| <b>Approx Year Built</b>         | 2006  | <b>Age</b>                       | 7   |
| <b>Approx Above Grade SqFt</b>   | 2,168   | <b>Approx Total Living Space</b> | 3075  |
| <b>Zoning</b>                    |   | <b>Assessments</b>               | 6.00*   |
| <b>Heat Cost</b>                 |   | <b>Directions</b>                |   |
| <b>Parcel #1</b>                 |   | <b>Parcel #2</b>                 |   |
| <b>Parcel #3</b>                 |   | <b>Parcel #4</b>                 |   |
| <b>Documents On File</b>         |   | <b>Living Room Level</b>         | 1   |
| <b>Living Room Size</b>          | 28 x 15   | <b>Dining Room Level</b>         | 1   |
| <b>Dining Room Size</b>          | 11.11 x 11.7                                      | <b>Kitchen Level</b>             | 1   |
| <b>Kitchen Size</b>              | 24.2 x 8  | <b>Family Room Level</b>         | L   |
| <b>Family Room Size</b>          | 31.2 x 19.8                                       | <b>Bathroom Level</b>            | 1   |
| <b>Bathroom Size</b>             | 3 Baths   | <b>Bedroom 1 Level</b>           | 1   |
| <b>Bedroom 1 Size</b>            | 14.1 x 14   | <b>Bedroom 2 Level</b>           | 1   |
| <b>Bedroom 2 Size</b>            | 12.8 x 12   | <b>Bedroom 3 Level</b>           | 1   |
| <b>Bedroom 3 Size</b>            | 11.11 x 11.11                                     | <b>Bedroom 4 Level</b>           | L   |
| <b>Bedroom 4 Size</b>            | 16.3 x 13.6                                       | <b>Garage Level</b>              | 1   |
| <b>Garage Size</b>               | 2 Car Attached                                    | <b>Utility Room Level</b>        | 1   |
| <b>Utility Room Size</b>         | 10.4 x 5.9  | <b>Other Room 1 Level</b>        | 1   |
| <b>Other Room 1 Size</b>         | 15.4x14.1 SunRm                                   | <b>Other Room 2 Level</b>        | 1   |
| <b>Other Room 2 Size</b>         | Deck  | <b>Off Market Date</b>           |   |
| <b>Associated Document Count</b> | 0   | <b>Search By Map</b>             |   |
| <b>Tax ID</b>                    |   | <b>Update Date</b>               | 5/7/2013  |
| <b>Status Date</b>               | 5/7/2013  | <b>HotSheet Date</b>             | 5/7/2013  |
| <b>Price Date</b>                | 5/7/2013  | <b>Input Date</b>                | 5/7/2013 9:53:00 AM                                 |
| <b>Original Price</b>            | \$250,000   | <b>Days On Market</b>            | 6   |

**FEATURES**

|  |  |   |  |
|--|--|---|--|
| <b>STYLE</b><br>Ranch                                    | <b>COOLING</b><br>Central Air                  | <b>FIREPLACE</b><br>Fireplace<br>In Living Room | <b>EXTRAS</b><br>Deck<br>Patio                               |
| <b>EXTERIOR</b><br>Stone<br>Vinyl                        | <b>WATER</b><br>City                           | <b>BASEMENT</b><br>Finished<br>Walkout          | <b>FLOORS</b><br>Vinyl<br>Wall To Wall Carpet<br>Wood Floors |
| <b>YARD</b><br>Curb<br>Hills<br>Paved Street<br>Sidewalk | <b>SEWER</b><br>City                           | <b>DRIVEWAY</b><br>Concrete                     | <b>LAUNDRY</b><br>Main Floor                                 |
|  | <b>CONSTRUCTION</b><br>Frame<br>Framed on Site | <b>GARAGE TYPE</b><br>Garage Attached           |  |
|  | <b>APPLIANCES</b>                              |   |  |

**FEATURES**

|   |  |
|---|--|
| <b>ROOF</b><br>Shingle                      | Dishwasher<br>Microwave                  |
| <b>HEATING</b><br>Forced Air<br>Natural Gas | Range Hood<br>Range Oven<br>Refrigerator |

**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</b>        | <b>Selling Office 1</b>   |
| <b>Seller Concessions Y/N</b> | <b>Seller Concessions</b> |
| <b>Financing</b>              |                           |

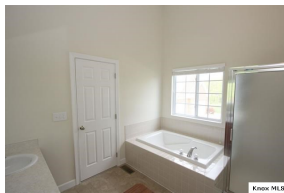
**REMARKS**

Wonderful and spacious ranch home with over 3,000 square feet of living space, convenient location near shopping, restaurants and the hospital, features include 4 bedrooms and 3 full baths, vaulted ceiling living room highlighted by a gas log fireplace, deluxe cabinet filled kitchen with stainless steel appliances and adjoining breakfast nook, great formal dining room, amazing sun room with an awesome view, master bedroom suite with deluxe master bath and walk in closet, finished walkout lower level with massive family room, 4th bedroom and 3rd full bath, main level laundry room, attached 2 car garage with concrete drive, relaxing rear deck and patio space, a must see home. \$250,000

**AGENT TO AGENT REMARKS**

Homeowners association annual dues are \$200.

**ADDITIONAL PICTURES**





Knox MLS



Knox MLS



Knox MLS



Knox MLS



Knox MLS



Knox MLS



Knox MLS



Knox MLS