

**ALL FIELDS WITH EMAIL**



**MLS #** 20170060  
**Class** RESIDENTIAL  
**Type** Single Family  
**Area** Suburban  
**Asking Price** \$115,000  
**Address** 522 Wooster Road  
**Address 2**  
**City** Mount Vernon  
**State** OH  
**Zip** 43050  
**Status** Active  
**Sale/Rent** For Sale  
**IDX Include** Y

**Bedrooms** 3  
**Total Baths** 2.5 Bath  
**Garage Capacity** 2 Car  
**Construction** Frame  
**Design** 1.5 Story



**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>	11	<b>Client Hit Count</b>	49
<b>Number of Acres</b>	0.4075	<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>	Sibley L Poland - 740-485-0502	<b>Listing Agent 2 - E-mail</b>	sibley@sibleypoland.com
<b>Listing Office 2 - Office Name</b>	Re/Max Stars	<b>Listing Office 2 - Phone Number</b>	Main: 740-392-7000
<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>	Pleasant St-MTV District
<b>County</b>	In Knox County	<b>Township</b>	Morris
<b>Subdivision</b>	Other	<b>Comp-Variable Y/N</b>	No
<b>Semi-Annual Taxes</b>	727.73*	<b>Parcel #</b>	3 Parcels
<b>Lot #</b>	0	<b>Listing Date</b>	1/6/2017
<b>Expiration Date</b>	6/15/2017	<b>Lot Size/Acres</b>	.4075
<b>Approx Year Built</b>	1926	<b>Age</b>	91
<b>Approx Above Grade SqFt</b>	1,800	<b>Approx Total Living Space</b>	1800
<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>	20.2 x 15.7	<b>Dining Room Level</b>	1
<b>Dining Room Size</b>	13.3 x 11.3	<b>Kitchen Level</b>	1
<b>Kitchen Size</b>	17.4 x 8.4	<b>Family Room Level</b>	2
<b>Family Room Size</b>	13.11 x 11.7	<b>Bathroom 1 Level</b>	1
<b>Bathroom 1 Size</b>	5.9 x 5.3	<b>Bedroom 1 Level</b>	1
<b>Bedroom 1 Size</b>	12.11 x 11.9	<b>Bedroom 2 Level</b>	2
<b>Bedroom 2 Size</b>	16.8 x 13.10	<b>Bedroom 3 Level</b>	2
<b>Bedroom 3 Size</b>	14.9 x 10.1	<b>Bedroom 4 Level</b>	
<b>Bedroom 4 Size</b>		<b>Bathroom 1 Type</b>	Half
<b>Bathroom 2 Level</b>	1	<b>Bathroom 2 Size</b>	8 x 5.3
<b>Bathroom 2 Type</b>	Full	<b>Bathroom 3 Level</b>	2
<b>Bathroom 3 Size</b>	7.5 x 6.2	<b>Bathroom 3 Type</b>	Full
<b>Bathroom 4 Level</b>		<b>Bathroom 4 Size</b>	
<b>Bathroom 4 Type</b>		<b>Garage Level</b>	1
<b>Garage Size</b>	2 Car Detached	<b>Utility Room Level</b>	L
<b>Utility Room Size</b>	Lower Level	<b>Other Room 1 Level</b>	1
<b>Other Room 1 Size</b>	17.4 x 8.4 Den/Offic	<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>	4/21/2017
<b>Status Date</b>	1/25/2017	<b>HotSheet Date</b>	4/21/2017
<b>Last Price Change Date</b>	4/21/2017	<b>Input Date</b>	1/25/2017 2:57 PM
<b>Original Price</b>	\$125,000	<b>Days On Market</b>	105
<b>Virtual Tour</b>	http://www.tourfactory.com/1710635	<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>APPLIANCES</b> Dishwasher Hot Water Tank-Owned Range Oven Refrigerator	<b>GARAGE TYPE</b> Garage Detached
<b>EXTERIOR</b> Vinyl	<b>COOLING</b> Central Air	<b>BASEMENT</b> Unfinished	<b>FLOORS</b> Wall To Wall Carpet Wood Floors
<b>YARD</b> Level Paved Street	<b>WATER</b> City	<b>DRIVEWAY</b> Paved	<b>LAUNDRY</b> Basement
<b>ROOF</b> Shingle	<b>SEWER</b> City	<b>DETACHED STRUCTURES</b> Garage	
	<b>CONSTRUCTION</b> Frame		

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**FINANCIAL**

Financing Remarks

**SOLD STATUS**

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<b>How Sold</b>	<b>Contract Date</b>
<b>Closing Date</b>	<b>Sold Price</b>
<b>Selling Agent 1 - Agent Name</b>	<b>Selling Office 1 - Office Name</b>
<b>Seller Concessions Y/N</b>	<b>Seller Concessions</b>
<b>Financing</b>	

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**REMARKS**

**Remarks** Charm and character filled home, spacious floor plan including 3 bedrooms and 2.5 baths, hardwood flooring throughout the home, nice sized living room and adjoining formal dining room, den/home office space, gorgeous cabinet filled kitchen, first floor master bedroom, upstairs features 2 bedrooms, a full bath and family room/bonus space, detached 2 car garage with paved driveway, natural gas forced air heating and central air, vinyl sided exterior, 3-dimension shingled roof, beautifully decorated and priced to sell at \$115,000.

**AGENT TO AGENT REMARKS**

**Agent to Agent Remarks** \*Only the side by side refrigerator in the kitchen conveys.

**ADDITIONAL PICTURES**



