

**ALL FIELDS WITH EMAIL**



<b>MLS #</b>	20200236	<b>Bedrooms</b>	4
<b>Class</b>	RESIDENTIAL	<b>Full Baths</b>	1 Bath
<b>Type</b>	Single Family	<b>Half Bath</b>	0
<b>Area</b>	Suburban	<b>Garage Capacity</b>	2.5 Car
<b>Asking Price</b>	\$235,000	<b>Construction</b>	Frame
<b>Address</b>	6041 Sharp 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>	20.2310	<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>	Twin Oaks-MTV District
<b>County</b>	In Knox County	<b>Township</b>	Miller
<b>Subdivision</b>	Other	<b>Comp-Variable Y/N</b>	No
<b>Semi-Annual Taxes</b>	978.31*	<b>Parcel #</b>	44-00039.000
<b>Lot #</b>	0	<b>Listing Date</b>	4/13/2020
<b>Expiration Date</b>	10/15/2020	<b>Lot Size/Acres</b>	20.231
<b>Approx Year Built</b>	1890	<b>Age</b>	130
<b>Approx Above Grade SqFt</b>	1,656	<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>	13.6 x 13.5	<b>Dining Room Level</b>	1
<b>Dining Room Size</b>	13.5 x 13.4	<b>Kitchen Level</b>	1
<b>Kitchen Size</b>	22.11 x 13.6	<b>Family Room Level</b>	
<b>Family Room Size</b>	0	<b>Bathroom 1 Level</b>	1
<b>Bathroom 1 Size</b>	9.6 x 5	<b>Bedroom 1 Level</b>	1
<b>Bedroom 1 Size</b>	11.6 x 10.11	<b>Bedroom 2 Level</b>	1
<b>Bedroom 2 Size</b>	17.9 x 9.2	<b>Bedroom 3 Level</b>	2
<b>Bedroom 3 Size</b>	14.6 x 14.2	<b>Bedroom 4 Level</b>	2
<b>Bedroom 4 Size</b>	14.5 x 9.2	<b>Bathroom 1 Type</b>	Full
<b>Bathroom 2 Level</b>		<b>Bathroom 2 Size</b>	
<b>Bathroom 2 Type</b>		<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>	40 x 20	<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>	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>	4/14/2020
<b>Status Date</b>	4/14/2020	<b>HotSheet Date</b>	4/14/2020
<b>Last Price Change Date</b>	4/14/2020	<b>Input Date</b>	4/14/2020 8:07 AM
<b>Original Price</b>	\$235,000	<b>Days On Market</b>	1
<b>Virtual Tour</b>	http://www.tourfactory.com/2730213	<b>City Corps. Limit</b>	No
<b>Homestead Y/N</b>	No	<b>Homestead \$ Amount</b>	\$0.00
<b>CAUV Y/N</b>	Yes	<b>CAUV \$ Amount</b>	\$2,238.58
<b>Village</b>	Other	<b>Comp-BB</b>	3

**GENERAL**

Comp-SB Showing Date	0	Picture Count	28
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**FEATURES**

<b>STYLE</b> 1.5 Story	<b>HEATING</b> Forced Air Propane	<b>CONSTRUCTION</b> Frame	<b>EXTRAS</b> Deck
<b>EXTERIOR</b> Wood Other	<b>COOLING</b> Central Air	<b>BASEMENT</b> Full Unfinished	<b>FLOORS</b> Vinyl Wood Floors
<b>YARD</b> Wooded	<b>WATER</b> Well	<b>DETACHED STRUCTURES</b> Garage	<b>LAUNDRY</b> Basement
<b>ROOF</b> Metal Shingle	<b>SEWER</b> Septic	<b>GARAGE TYPE</b> Garage Detached	

**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**

**Remarks** 1890's Country farmhouse situated on 20 acres south of Mount Vernon, this charming home offers 4 bedrooms and a full main level bath, nice sized living room that is open to the adjoining formal dining room, bright and cheery cabinet filled kitchen, lots of gleaming hardwood floors, two bedrooms located on the main level and two bedrooms upstairs, rocking chair covered front porch plus a relaxing side deck, detached 40 x 20 garage with power opener, gorgeous setting with approximately 12 acres of woods, an absolute must see for \$235,000.

**AGENT TO AGENT REMARKS**

Showing Phone 614-255-5588  
Agent to Agent Remarks

**ADDITIONAL PICTURES**



