

**ALL FIELDS WITH EMAIL**



**MLS #** 20240152  
**Class** RESIDENTIAL  
**Type** Single Family  
**Area** Suburban  
**Asking Price** \$610,000  
**Address** 6445 Graham Road  
**Address 2**  
**City** Mount Vernon  
**State** OH  
**Zip** 43050  
**Status** Active  
**Sale/Rent** For Sale  
**IDX Include** Y

**Bedrooms** 4  
**Full Baths** 3 Bath  
**Half Bath** 1  
**Garage Capacity** 4+ Car  
**Construction** Frame  
**Design** 2 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>	0	<b>Client Hit Count</b>	0
<b>Number of Acres</b>	5.2160	<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>	Centerburg	<b>Public School</b>	Centerburg
<b>County</b>	In Knox County	<b>Township</b>	Milford
<b>Subdivision</b>	Other	<b>Comp-Variable Y/N</b>	No
<b>Semi-Annual Taxes</b>	2898.71*	<b>Parcel #</b>	42-00594.005
<b>Lot #</b>	0	<b>Listing Date</b>	4/4/2024
<b>Expiration Date</b>	10/15/2024	<b>Lot Size/Acres</b>	5.216
<b>Approx Year Built</b>	2018	<b>Age</b>	6
<b>Approx Above Grade SqFt</b>	2,380	<b>Approx Total Living Space</b>	
<b>Zoning</b>		<b>Assessments</b>	1.00*
<b>Heat Cost</b>		<b>Directions</b>	
<b>Documents On File</b>		<b>Living Room Level</b>	1
<b>Living Room Size</b>	22.8 x 16.3	<b>Dining Room Level</b>	1
<b>Dining Room Size</b>	25.11 x 13.7	<b>Kitchen Level</b>	1
<b>Kitchen Size</b>	25.11 x 13.7	<b>Family Room Level</b>	
<b>Family Room Size</b>		<b>Bathroom 1 Level</b>	1
<b>Bathroom 1 Size</b>	5.9 x 4.10	<b>Bedroom 1 Level</b>	1
<b>Bedroom 1 Size</b>	16.4 x 12.5	<b>Bedroom 2 Level</b>	2
<b>Bedroom 2 Size</b>	11.5 x 10.6	<b>Bedroom 3 Level</b>	2
<b>Bedroom 3 Size</b>	14.7 x 10.9	<b>Bedroom 4 Level</b>	2
<b>Bedroom 4 Size</b>	12.11 x 10.11	<b>Bathroom 1 Type</b>	Half
<b>Bathroom 2 Level</b>	1	<b>Bathroom 2 Size</b>	11.2 x 9.6
<b>Bathroom 2 Type</b>	Full	<b>Bathroom 3 Level</b>	2
<b>Bathroom 3 Size</b>	12 x 6	<b>Bathroom 3 Type</b>	Full
<b>Bathroom 4 Level</b>	2	<b>Bathroom 4 Size</b>	7.9 x 4.11
<b>Bathroom 4 Type</b>	Full	<b>Garage Level</b>	1
<b>Garage Size</b>	Attached & Detached	<b>Utility Room Level</b>	1
<b>Utility Room Size</b>	6.11 x 5.11	<b>Other Room 1 Level</b>	1
<b>Other Room 1 Size</b>	Office Nook	<b>Other Room 2 Level</b>	2
<b>Other Room 2 Size</b>	13.8x11.2Loft	<b>Off Market Date</b>	
<b>Associated Document Count</b>	0	<b>Search By Map</b>	
<b>Tax ID</b>		<b>Update Date</b>	4/4/2024
<b>Status Date</b>	4/4/2024	<b>HotSheet Date</b>	4/4/2024
<b>Last Price Change Date</b>	4/4/2024	<b>Input Date</b>	4/4/2024 2:45 PM
<b>Original Price</b>	\$610,000	<b>Virtual Tour</b>	http://www.tourfactory.com/3141838
<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>	2.5	<b>Comp-SB</b>	0

**GENERAL**

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Picture Count	43	Showing Date
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**FEATURES**

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<b>STYLE</b> 2 Story	<b>COOLING</b> Central Air	<b>APPLIANCES</b> Dishwasher Double Oven Range Oven Refrigerator	<b>DETACHED STRUCTURES</b> Pole Barn
<b>EXTERIOR</b> Vinyl	<b>WATER</b> Well	<b>FIREPLACE</b> Fireplace	<b>GARAGE TYPE</b> Garage Attached Garage Detached
<b>YARD</b> Level	<b>SEWER</b> Septic	<b>BASEMENT</b> Full	<b>EXTRAS</b> Patio
<b>ROOF</b> Shingle	<b>CONSTRUCTION</b> Frame	<b>DRIVEWAY</b> Limestone	<b>FLOORS</b> Vinyl Wall To Wall Carpet
<b>HEATING</b> Forced Air Propane			<b>LAUNDRY</b> Main Floor

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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** Beautiful country home situated on 5.2 acres between Mount Vernon and Centerburg, this custom home offers 4 bedrooms, 3 full and 1 half bath , open great room floor plan with living room, fireplace, natural light filled dining area, gorgeous kitchen with island/bar, stainless steel appliances and solid surface countertops, convenient main level laundry and mud room area, home office nook, first floor primary bedroom suite with private bath and walk in closet, the second floor offers an open loft space plus 3 bedrooms and 2 additional baths, full basement with tons of storage space, attached 2 car garage plus an impressive detached pole barn/garage, located in Centerburg Schools, a must see to appreciate. \$610,000.

**AGENT TO AGENT REMARKS**

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<b>Showing Phone</b>	614-255-5588
<b>Agent to Agent Remarks</b>	Hot tub excluded but negotiable.

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**ADDITIONAL PICTURES**





