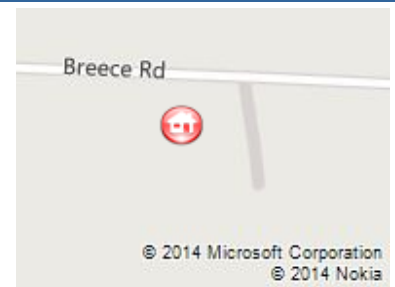


**ALL FIELDS DETAIL**



**MLS #** 20140288  
**Class** RESIDENTIAL  
**Type** Single Family  
**Area** Suburban  
**Asking Price** \$167,500  
**Address** 6540 Breece Road  
**Address 2**  
**City** Mount Vernon  
**State** OH  
**Zip** 43050  
**Status** Active  
**Sale/Rent** For Sale  
**IDX Include** Yes

**Bedrooms** 4  
**Total Baths** 3 Bath  
**Garage Capacity** 2 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>	55	<b>Client Hit Count</b>	43
<b>Number of Acres</b>	1.9770	<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>		<b>Listing Office 2</b>	
<b>Listing Agent 3</b>		<b>Listing Office 3</b>	
<b>School District</b>	Mount Vernon	<b>Public School</b>	Twin Oaks-MTV District
<b>County</b>	In Knox County	<b>Township</b>	Pleasant
<b>Subdivision</b>	Other	<b>Comp-Variable Y/N</b>	No
<b>Semi-Annual Taxes</b>	1471.05*	<b>Parcel #</b>	59-02282-010
<b>Lot #</b>	2	<b>Listing Date</b>	4/4/2014
<b>Expiration Date</b>	10/15/2014	<b>Lot Size/Acres</b>	1.977
<b>Approx Year Built</b>	1998	<b>Age</b>	16
<b>Approx Above Grade SqFt</b>	2,052	<b>Approx Total Living Space</b>	2052
<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>	15 x 13.6	<b>Dining Room Level</b>	1
<b>Dining Room Size</b>	21.5 x 13.7	<b>Kitchen Level</b>	1
<b>Kitchen Size</b>	21.5 x 13.7	<b>Family Room Level</b>	1
<b>Family Room Size</b>	18.2 x 13.7	<b>Bathroom 1 Level</b>	2
<b>Bathroom 1 Size</b>	10.5 x 8.4	<b>Bedroom 1 Level</b>	2
<b>Bedroom 1 Size</b>	19.10 x 15.4	<b>Bedroom 2 Level</b>	2
<b>Bedroom 2 Size</b>	13.7 x 13	<b>Bedroom 3 Level</b>	2
<b>Bedroom 3 Size</b>	14.8 x 10.11	<b>Bedroom 4 Level</b>	2
<b>Bedroom 4 Size</b>	17.4 x 11	<b>Garage Level</b>	1
<b>Garage Size</b>	2 Car Attached	<b>Utility Room Level</b>	1
<b>Utility Room Size</b>	13.1 x 6.5	<b>Other Room 1 Level</b>	L
<b>Other Room 1 Size</b>	12.9 x 12.8	<b>Other Room 2 Level</b>	L
<b>Other Room 2 Size</b>	24 x 19.5	<b>Off Market Date</b>	
<b>Associated Document Count</b>	1	<b>Search By Map</b>	
<b>Tax ID</b>		<b>Update Date</b>	10/6/2014
<b>Status Date</b>	4/8/2014	<b>HotSheet Date</b>	10/6/2014
<b>Last Price Change Date</b>	10/6/2014	<b>Input Date</b>	4/8/2014 3:11 PM
<b>Original Price</b>	\$179,900	<b>Days On Market</b>	185
<b>City Corps. Limit</b>	No	<b>Village</b>	Other
<b>Comp-SB</b>	0	<b>Bathroom 2 Size</b>	10 x 5.3
<b>Bathroom 3 Size</b>	8.9 x 8.5	<b>Bathroom 4 Size</b>	
<b>Comp-BB</b>	3	<b>Bathroom 1 Type</b>	Full
<b>Bathroom 2 Level</b>	2	<b>Bathroom 2 Type</b>	Full
<b>Bathroom 3 Level</b>	L	<b>Bathroom 3 Type</b>	Full
<b>Bathroom 4 Level</b>		<b>Bathroom 4 Type</b>	
<b>Picture</b>	25		

**FEATURES**

<b>STYLE</b>	<b>HEATING</b>	<b>APPLIANCES</b>	<b>EXTRAS</b>
2 Story	Forced Air	Dishwasher	Deck

**FEATURES**

**EXTERIOR**

Stone  
Vinyl

**YARD**

Paved Street

**ROOF**

Shingle

Propane

**COOLING**

Central Air

**WATER**

Well

**SEWER**

Septic

**CONSTRUCTION**

Frame

Range Hood

**BASEMENT**

Walkout

**DRIVEWAY**

Gravel

**DETACHED STRUCTURES**

Pole Barn

**GARAGE TYPE**

Garage Attached

**FLOORS**

Ceramic Tile

Laminate

Vinyl

Wall To Wall Carpet

**LAUNDRY**

Main Floor

**FINANCIAL**

Financing Remarks

**SOLD STATUS**

How Sold

Closing Date

Selling Agent 1

Seller Concessions Y/N

Financing

Contract Date

Sold Price

Selling Office 1

Seller Concessions

**REMARKS**

Spacious 2 Story home located just South of Mount Vernon, situated on 1.977 country acres, features include 4 bedrooms and 3 full baths, 2 Story entry foyer, large formal living room, open great room that includes a family room, dining area and cabinet filled kitchen with solid surface countertops, huge master bedroom with walk in closet and its own private bath, convenient main level laundry room, semi finished walkout lower level, attached 2 car garage plus a 24 x 32 pole barn, relaxing rear deck and fantastic back yard, low maintenance exterior, priced to sell at \$167,500.

**ADDITIONAL PICTURES**

