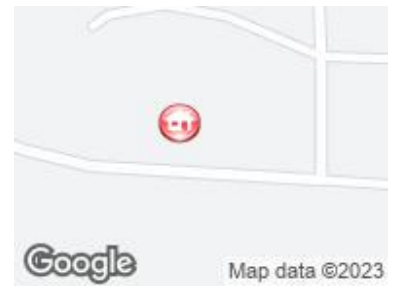


**ALL FIELDS WITH EMAIL**



<b>MLS #</b>	20230237	<b>Bedrooms</b>	4
<b>Class</b>	RESIDENTIAL	<b>Full Baths</b>	2 Bath
<b>Type</b>	Single Family	<b>Half Bath</b>	2
<b>Area</b>	Mt. Vernon	<b>Garage Capacity</b>	2 Car
<b>Asking Price</b>	\$435,000	<b>Construction</b>	Frame
<b>Address</b>	68 Woodlake Trail	<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>	0.3620	<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>	Joe Conkle - Main: 740-392-1300	<b>Listing Agent 2 - E-mail</b>	joeconkle@sammiller.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>	Wiggins-MTV District
<b>County</b>	In Knox County	<b>Township</b>	City
<b>Subdivision</b>	Other	<b>Comp-Variable Y/N</b>	No
<b>Semi-Annual Taxes</b>	2448.42*	<b>Parcel #</b>	66-09675.181
<b>Lot #</b>	805	<b>Listing Date</b>	5/3/2023
<b>Expiration Date</b>	11/15/2023	<b>Lot Size/Acres</b>	.362
<b>Approx Year Built</b>	2007	<b>Age</b>	16
<b>Approx Above Grade SqFt</b>	2,527	<b>Approx Total Living Space</b>	3063
<b>Zoning</b>		<b>Assessments</b>	6.00*
<b>Heat Cost</b>		<b>Directions</b>	
<b>Documents On File</b>		<b>Living Room Level</b>	1
<b>Living Room Size</b>	18.8 x 17.11	<b>Dining Room Level</b>	1
<b>Dining Room Size</b>	24.8 x 15.3	<b>Kitchen Level</b>	1
<b>Kitchen Size</b>	24.8 x 15.3	<b>Family Room Level</b>	L
<b>Family Room Size</b>	27.6 x 18.10	<b>Bathroom 1 Level</b>	1
<b>Bathroom 1 Size</b>	11.8 x 10.2	<b>Bedroom 1 Level</b>	1
<b>Bedroom 1 Size</b>	15.3 x 13.7	<b>Bedroom 2 Level</b>	2
<b>Bedroom 2 Size</b>	12.11 x 11.7	<b>Bedroom 3 Level</b>	2
<b>Bedroom 3 Size</b>	12.11 x 12.11	<b>Bedroom 4 Level</b>	2
<b>Bedroom 4 Size</b>	13.10 x 10	<b>Bathroom 1 Type</b>	Full
<b>Bathroom 2 Level</b>	1	<b>Bathroom 2 Size</b>	7.2 x 3
<b>Bathroom 2 Type</b>	Half	<b>Bathroom 3 Level</b>	2
<b>Bathroom 3 Size</b>	9.8 x 7.10	<b>Bathroom 3 Type</b>	Full
<b>Bathroom 4 Level</b>	L	<b>Bathroom 4 Size</b>	5.11 x 5.10
<b>Bathroom 4 Type</b>	Half	<b>Garage Level</b>	1
<b>Garage Size</b>	2 Car Attached	<b>Utility Room Level</b>	1
<b>Utility Room Size</b>	11.8 x 9.9	<b>Other Room 1 Level</b>	1
<b>Other Room 1 Size</b>	11.11x11Den/Office	<b>Other Room 2 Level</b>	2
<b>Other Room 2 Size</b>	12.2x9.8Loft	<b>Off Market Date</b>	
<b>Associated Document Count</b>	1	<b>Search By Map</b>	
<b>Tax ID</b>		<b>Update Date</b>	5/3/2023
<b>Status Date</b>	5/3/2023	<b>HotSheet Date</b>	5/3/2023
<b>Last Price Change Date</b>	5/3/2023	<b>Input Date</b>	5/3/2023 7:36 AM
<b>Original Price</b>	\$435,000	<b>Virtual Tour</b>	http://www.tourfactory.com/3075219
<b>City Corps. Limit</b>	Yes	<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>	Mt. Vernon

**GENERAL**

Comp-BB	3	Comp-SB	0
Picture Count	38	Showing Date	

**FEATURES**

<b>STYLE</b> 1.5 Story	<b>COOLING</b> Central Air	<b>APPLIANCES</b> Dishwasher Dryer Garbage Disposal Microwave Range Oven Refrigerator Washer	<b>DRIVEWAY</b> Concrete
<b>EXTERIOR</b> Brick Vinyl	<b>WATER</b> City	<b>FIREPLACE</b> Gas Log Fireplace	<b>GARAGE TYPE</b> Garage Attached
<b>YARD</b> Paved Street	<b>SEWER</b> City	<b>BASEMENT</b> Finished Walkout	<b>EXTRAS</b> Deck Patio
<b>ROOF</b> Shingle	<b>CONSTRUCTION</b> Frame		<b>FLOORS</b> Ceramic Tile Wall To Wall Carpet Wood Floors
<b>HEATING</b> Forced Air Natural Gas			<b>LAUNDRY</b> Main Floor

**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 - Agent Name</b>	<b>Selling Office 1 - Office Name</b>
<b>Seller Concessions Y/N</b>	<b>Seller Concessions</b>
<b>Financing</b>	

**REMARKS**

**Remarks** Beautiful story and a half home located in The Landings Subdivision, features include 4 bedrooms, 2 full and 2 half baths, inviting 2 story entry foyer, home office/den, stunning 2 story living room with gas log fireplace, open staircase and floor to ceiling windows, adjoining dining area and gorgeous cabinet filled kitchen with stainless steel appliances and granite countertops, convenient main level laundry/mud room with ample storage, first floor primary suite with deluxe private bath and walk in closet, second floor landing/loft area, finished walkout lower level with family room and half bath, tons of storage space and room to expand, attached 2 car garage with concrete driveway, relaxing low maintenance rear decking and patio area with fire pit, situated on a pretty lot, very impressive home that is priced to sell at \$435,000.

**AGENT TO AGENT REMARKS**

<b>Showing Phone</b>	614-255-5588
<b>Agent to Agent Remarks</b>	Seller has requested buyers be pre-approved or have proof of funds to purchase prior to showing. The lower level and garage are full of items that are being boxed up for moving, please overlook. Please direct questions to co-listing agent Joe Conkle. This property is subject to a lawsuit filed in the State of Ohio v. The Landings Property Association, Inc et. al., Knox County Court of Common Pleas case number 20IN06-0149 and the buyers will become a party to the lawsuit.

**ADDITIONAL PICTURES**