

**ALL FIELDS DETAIL**



<b>MLS #</b>	20100477	<b>Bedrooms</b>	3
<b>Status</b>	Active	<b>Total Baths</b>	2.5 Bath
<b>Type</b>	Single Family w/2+ Acres	<b>Garage Capacity</b>	2 Car
<b>Address</b>	7503 Rangeline Road	<b>Construction</b>	Frame
<b>Address 2</b>		<b>Design</b>	2 Story
<b>City</b>	Mount Vernon		
<b>State</b>	OH		
<b>Zip</b>	43050		
<b>Area</b>	Suburban		
<b>Class</b>	RESIDENTIAL		
<b>Asking Price</b>	\$165,000		
<b>Sale/Rent</b>	For Sale		
<b>IDX Include</b>	Yes		

**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>	44	<b>Client Hit Count</b>	31
<b>Number of Acres</b>	2.0520	<b>Auction Y/N</b>	No
<b>Agent</b>	Sam Miller - Main: (740) 397-7800	<b>Listing Office 1</b>	Re/Max Stars - Main: (740) 392-7000
<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>	Clinton
<b>Subdivision</b>		<b>Comp-SB</b>	0
<b>Comp-BB</b>	3	<b>Comp-Variable Y/N</b>	No
<b>Semi-Annual Taxes</b>	1411.38*	<b>Parcel #</b>	12-02574.001
<b>Lot #</b>	31	<b>Listing Date</b>	4/20/2010
<b>Expiration Date</b>	10/15/2010	<b>Lot Size/Acres</b>	2.052
<b>Approx Year Built</b>	2000	<b>Age</b>	10
<b>Approx Above Grade SqFt</b>	2224	<b>Approx Total Living Space</b>	2224
<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>	13.11 x 13.6	<b>Dining Room Level</b>	1
<b>Dining Room Size</b>	20.7 x 13.8	<b>Kitchen Level</b>	1
<b>Kitchen Size</b>	20.7 x 13.8	<b>Family Room Level</b>	1
<b>Family Room Size</b>	18.7 x 13.7	<b>Bathroom Level</b>	1
<b>Bathroom Size</b>	2.5 Baths	<b>Bedroom 1 Level</b>	2
<b>Bedroom 1 Size</b>	19.9 x 15.7	<b>Bedroom 2 Level</b>	2
<b>Bedroom 2 Size</b>	14.9 x 11	<b>Bedroom 3 Level</b>	2
<b>Bedroom 3 Size</b>	17.4 x 11.3	<b>Bedroom 4 Level</b>	
<b>Bedroom 4 Size</b>		<b>Garage Level</b>	1
<b>Garage Size</b>	2 Car Attached	<b>Utility Room Level</b>	1
<b>Utility Room Size</b>	7.4 x 6.5	<b>Other Room 1 Level</b>	1
<b>Other Room 1 Size</b>	Entry	<b>Other Room 2 Level</b>	2
<b>Other Room 2 Size</b>	13.8 x 13.7 Loft	<b>Off Market Date</b>	
<b>Associated Document Count</b>	1	<b>Search By Map</b>	
<b>Tax ID</b>		<b>Update Date</b>	7/7/2010
<b>Status Date</b>	4/28/2010	<b>HotSheet Date</b>	7/7/2010
<b>Price Date</b>	7/7/2010	<b>Input Date</b>	4/28/2010 8:11:00 AM
<b>Original Price</b>	\$169,900	<b>Days On Market</b>	78

**FEATURES**

<b>STYLE</b>	2 Story	<b>WATER</b>	Well	<b>FIREPLACE</b>	Fireplace	<b>GARAGE TYPE</b>	Garage Attached
<b>EXTERIOR</b>	Vinyl	<b>SEWER</b>	Septic		In Family Room	<b>EXTRAS</b>	Deck
<b>YARD</b>	Paved Street	<b>CONSTRUCTION</b>	Frame	<b>BASEMENT</b>	Partial	<b>FLOORS</b>	Wall To Wall Carpet
<b>ROOF</b>	Shingle		Framed on Site	<b>DRIVEWAY</b>	Unfinished		Wood Floors
<b>HEATING</b>	Forced Air	<b>TELEVISION</b>	High Speed Internet	<b>DETACHED STRUCTURES</b>	Shed	<b>LAUNDRY</b>	Main Floor
			Satellite Rented				

**FEATURES**

Natural Gas  
**COOLING**  
Central Air

**APPLIANCES**  
Dishwasher  
Range Hood

**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 conveniently located in the South end of Mount Vernon, this country home is situated on 2.052 acres, features include 3 bedrooms and 2 ? baths, inviting 2 Story entry foyer with an adjoining formal living room, wonderful cabinet filled kitchen that is open to the dining area and first floor family room with fireplace, convenient main level laundry room, huge master bedroom suite with it?s own private bath, 2nd floor open loft area, attached 2 car garage with paved driveway, yard barn for added storage, relaxing rear deck and covered front porch, natural gas heat and central air conditioning, a great country property for only \$165,000. \*sellers are offering a \$3,000 carpet allowance.

**ADDITIONAL PICTURES**

