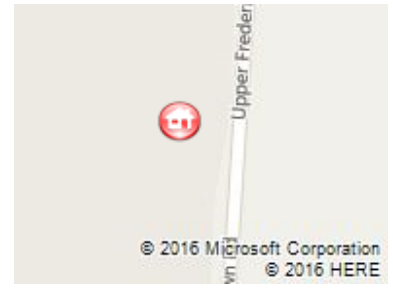


**ALL FIELDS WITH EMAIL**



<b>MLS #</b>	20160978	<b>Bedrooms</b>	3
<b>Class</b>	RESIDENTIAL	<b>Total Baths</b>	2 Bath
<b>Type</b>	Single Family	<b>Garage Capacity</b>	1 Car
<b>Area</b>	Suburban	<b>Construction</b>	Frame
<b>Asking Price</b>	\$110,000	<b>Design</b>	1.5 Story
<b>Address</b>	761 Upper Fredericktown Road		
<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>	0.3533	<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>	Dan Emmet-MTV District
<b>County</b>	In Knox County	<b>Township</b>	Morris
<b>Subdivision</b>	Other	<b>Comp-Variable Y/N</b>	No
<b>Semi-Annual Taxes</b>	634.95*	<b>Parcel #</b>	54-00614-000
<b>Lot #</b>	11	<b>Listing Date</b>	10/25/2016
<b>Expiration Date</b>	5/15/2017	<b>Lot Size/Acres</b>	.3533
<b>Approx Year Built</b>	1938	<b>Age</b>	78
<b>Approx Above Grade SqFt</b>	1,872	<b>Approx Total Living Space</b>	
<b>Zoning</b>		<b>Assessments</b>	3.00*
<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>	21.4 x 14.3	<b>Dining Room Level</b>	1
<b>Dining Room Size</b>	12.7 x 9	<b>Kitchen Level</b>	1
<b>Kitchen Size</b>	11.9 x 7.6	<b>Family Room Level</b>	1
<b>Family Room Size</b>	33 x 15	<b>Bathroom 1 Level</b>	1
<b>Bathroom 1 Size</b>	8.2 x 8	<b>Bedroom 1 Level</b>	2
<b>Bedroom 1 Size</b>	25.4 x 14.11	<b>Bedroom 2 Level</b>	1
<b>Bedroom 2 Size</b>	11.5 x 9.3	<b>Bedroom 3 Level</b>	1
<b>Bedroom 3 Size</b>	12.5 x 11.6	<b>Bedroom 4 Level</b>	
<b>Bedroom 4 Size</b>		<b>Bathroom 1 Type</b>	Full
<b>Bathroom 2 Level</b>	2	<b>Bathroom 2 Size</b>	21.2 x 10.2
<b>Bathroom 2 Type</b>	Full	<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>	L
<b>Garage Size</b>	1 Car Attached	<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>	0	<b>Search By Map</b>	
<b>Tax ID</b>		<b>Update Date</b>	10/26/2016
<b>Status Date</b>	10/26/2016	<b>HotSheet Date</b>	10/26/2016
<b>Last Price Change Date</b>	10/26/2016	<b>Input Date</b>	10/26/2016 2:55 PM
<b>Original Price</b>	\$110,000	<b>Days On Market</b>	1
<b>Virtual Tour</b>	http://www.tourfactory.com/1674871	<b>City Corps. Limit</b>	No

**GENERAL**

Homestead Y/N	No	Homestead \$ Amount	\$0.00
CAUV Y/N	No	CAUV \$ Amount	\$0.00
Village	Other	Comp-BB	3
Comp-SB	0	Picture	25

**FEATURES**

<b>STYLE</b> 1.5 Story	<b>COOLING</b> Central Air	<b>APPLIANCES</b> Dishwasher Microwave Range Hood Range Oven Refrigerator	<b>DRIVEWAY</b> Gravel Limestone
<b>EXTERIOR</b> Vinyl	<b>WATER</b> City	<b>FIREPLACE</b> Corn Burner Fireplace In Living Room	<b>GARAGE TYPE</b> Garage Attached
<b>YARD</b> Level Paved Street	<b>SEWER</b> City	<b>BASEMENT</b> Unfinished	<b>EXTRAS</b> Deck
<b>ROOF</b> Shingle	<b>CONSTRUCTION</b> Frame		<b>FLOORS</b> Vinyl Wall To Wall Carpet Wood Floors
<b>HEATING</b> Forced Air Natural Gas			<b>LAUNDRY</b> Basement

**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**

Priced to sell fast-super nice home located in the North end of Mount Vernon, features include 3 bedrooms and 2 full baths, nice sized living room with hardwood floors and corn burning stove, adjoining dining area, cozy kitchen that includes the major appliances, massive first floor family room with tons of natural light, second floor master suite with bedroom, large bath and cedar lined closet, attached garage, relaxing rear deck, natural gas forced air heating and central air conditioning, very impressive and a must see for only \$110,000.

**AGENT TO AGENT REMARKS****ADDITIONAL PICTURES**

