

**ALL FIELDS WITH EMAIL**



<b>MLS #</b>	20200168	<b>Bedrooms</b>	4
<b>Class</b>	RESIDENTIAL	<b>Full Baths</b>	2 Bath
<b>Type</b>	Single Family	<b>Half Bath</b>	0
<b>Area</b>	Suburban	<b>Garage Capacity</b>	3 Car
<b>Asking Price</b>	\$260,000	<b>Construction</b>	Frame
<b>Address</b>	8885 Grove Church Road	<b>Design</b>	Bi-Level
<b>Address 2</b>			
<b>City</b>	Gambier		
<b>State</b>	OH		
<b>Zip</b>	43022		
<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>	7	<b>Client Hit Count</b>	12
<b>Number of Acres</b>	2.1000	<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>	Wiggins-MTV District
<b>County</b>	In Knox County	<b>Township</b>	Harrison
<b>Subdivision</b>	Other	<b>Comp-Variable Y/N</b>	No
<b>Semi-Annual Taxes</b>	1207.98*	<b>Parcel #</b>	16-00458.000
<b>Lot #</b>	0	<b>Listing Date</b>	3/12/2020
<b>Expiration Date</b>	9/15/2020	<b>Lot Size/Acres</b>	2.1
<b>Approx Year Built</b>	1981	<b>Age</b>	39
<b>Approx Above Grade SqFt</b>	2,670	<b>Approx Total Living Space</b>	2670
<b>Zoning</b>		<b>Assessments</b>	3.00*
<b>Heat Cost</b>		<b>Directions</b>	
<b>Documents On File</b>		<b>Living Room Level</b>	1
<b>Living Room Size</b>	20.2 x 12.11	<b>Dining Room Level</b>	1
<b>Dining Room Size</b>	12.5 x 10.8	<b>Kitchen Level</b>	1
<b>Kitchen Size</b>	12.5 x 11.11	<b>Family Room Level</b>	1
<b>Family Room Size</b>	23.4 x 11.7	<b>Bathroom 1 Level</b>	1
<b>Bathroom 1 Size</b>	8 x 4.11	<b>Bedroom 1 Level</b>	1
<b>Bedroom 1 Size</b>	13.11 x 11.5	<b>Bedroom 2 Level</b>	1
<b>Bedroom 2 Size</b>	10.5 x 10.2	<b>Bedroom 3 Level</b>	1
<b>Bedroom 3 Size</b>	12.11 x 11.7	<b>Bedroom 4 Level</b>	
<b>Bedroom 4 Size</b>		<b>Bathroom 1 Type</b>	Full
<b>Bathroom 2 Level</b>	1	<b>Bathroom 2 Size</b>	8 x 5.3
<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>	1
<b>Garage Size</b>	Attached & Detached	<b>Utility Room Level</b>	L
<b>Utility Room Size</b>	27.5 x 7.8	<b>Other Room 1 Level</b>	L
<b>Other Room 1 Size</b>	25.3 x 23.3	<b>Other Room 2 Level</b>	L
<b>Other Room 2 Size</b>	17.2 x 16.3	<b>Off Market Date</b>	
<b>Associated Document Count</b>	0	<b>Search By Map</b>	
<b>Tax ID</b>		<b>Update Date</b>	5/13/2020
<b>Status Date</b>	3/13/2020	<b>HotSheet Date</b>	5/13/2020
<b>Last Price Change Date</b>	5/13/2020	<b>Input Date</b>	3/13/2020 11:03 AM
<b>Original Price</b>	\$275,000	<b>Days On Market</b>	62
<b>Virtual Tour</b>	http://www.tourfactory.com/2717878	<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

## GENERAL

Village	Other	Comp-BB	3
Comp-SB	0	Picture Count	33
Showing Date			

## FEATURES

<b>STYLE</b> Bi-Level	<b>COOLING</b> Heat Pump	<b>FIREPLACE</b> Wood Stove	<b>GARAGE TYPE</b> Garage Attached Garage Detached
<b>EXTERIOR</b> Vinyl	<b>WATER</b> Well	<b>BASEMENT</b> Finished	<b>EXTRAS</b> Deck
<b>YARD</b> Level Paved Street	<b>SEWER</b> Septic	<b>DRIVEWAY</b> Limestone	<b>FLOORS</b> Ceramic Tile Laminate Wall To Wall Carpet
<b>ROOF</b> Shingle	<b>CONSTRUCTION</b> Frame	<b>DETACHED STRUCTURES</b> Garage Shed	<b>LAUNDRY</b> Basement
<b>HEATING</b> Electric Forced Air Heat Pump Propane	<b>APPLIANCES</b> Dishwasher Microwave Range Oven Refrigerator		

## 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** Beautifully updated home situated on 2.1 country acres just outside of Gambier and Kenyon College, features include 3-4 bedrooms and 2 full baths, large living room that is open to the adjoining dining area, gorgeous cabinet filled kitchen with major appliances conveying, natural light filled and vaulted ceiling family room with access to the rear deck, owners bedroom suite with private bath, massive finished lower level with second family room and huge 4th bedroom or bonus room, conveniently attached 2 car garage plus a detached 25 x 30 garage, truly impressive home that is a must see. \$260,000

## AGENT TO AGENT REMARKS

**Showing Phone** 614-255-5588  
**Agent to Agent Remarks** \*Square footage is approximate. Includes main level and lower level finished space.

## ADDITIONAL PICTURES



