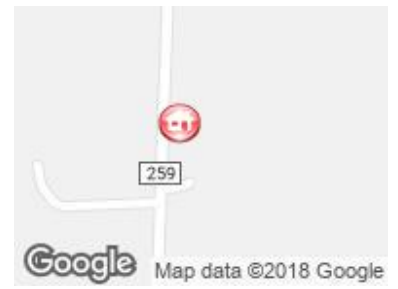


ALL FIELDS WITH EMAIL



MLS # 20180451
Class RESIDENTIAL
Type Single Family
Area Suburban
Asking Price \$260,000
Address 9520 Laymon Road
Address 2
City Gambier
State OH
Zip 43022
Status Active
Sale/Rent For Sale
IDX Include Y

Bedrooms 5
Full Baths 2 Bath
Half Bath 0
Garage Capacity 4+ Car
Construction Frame
Design 2 Story



GENERAL

VOW Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
Agent Hit Count	7	Client Hit Count	33
Number of Acres	5.0010	Auction Y/N	No
Agent - Agent Name and Phone	Sam Miller - Main: 740-397-7800	Agent - E-mail	samsells@sammiller.com
Listing Office 1 - Office Name	Re/Max Stars	Listing Office 1 - Phone Number	Main: 740-392-7000
Listing Agent 2 - Agent Name and Phone		Listing Agent 2 - E-mail	
Listing Office 2 - Office Name		Listing Office 2 - Phone Number	
Listing Agent 3 - Agent Name and Phone		Listing Agent 3 - E-mail	
Listing Office 3 - Office Name		Listing Office 3 - Phone Number	
School District	Mount Vernon	Public School	Wiggins-MTV District
County	In Knox County	Township	College
Subdivision	Other	Comp-Variable Y/N	No
Semi-Annual Taxes	1351.87*	Parcel #	13-00143.003
Lot #	0	Listing Date	5/5/2018
Expiration Date	12/15/2018	Lot Size/Acres	5.001
Approx Year Built	1885	Age	133
Approx Above Grade SqFt	2,212	Approx Total Living Space	
Zoning		Assessments	3.00*
Heat Cost		Directions	
Documents On File		Living Room Level	1
Living Room Size	16.4 x 15.7	Dining Room Level	1
Dining Room Size	in Kitchen	Kitchen Level	1
Kitchen Size	17.3 x 15.6	Family Room Level	1
Family Room Size	17.1 x 15.2	Bathroom 1 Level	1
Bathroom 1 Size	9.6 x 6.5	Bedroom 1 Level	1
Bedroom 1 Size	11.11 x 11.9	Bedroom 2 Level	1
Bedroom 2 Size	13.11 x 9.5	Bedroom 3 Level	2
Bedroom 3 Size	11.11 x 10.4	Bedroom 4 Level	2
Bedroom 4 Size	10.4 x 9.5	Bathroom 1 Type	Full
Bathroom 2 Level	1	Bathroom 2 Size	7.8 x 7.4
Bathroom 2 Type	Full	Bathroom 3 Level	
Bathroom 3 Size		Bathroom 3 Type	
Bathroom 4 Level		Bathroom 4 Size	
Bathroom 4 Type		Garage Level	1
Garage Size	Detached Garage	Utility Room Level	1
Utility Room Size	10 x 9.4	Other Room 1 Level	2
Other Room 1 Size	10.9 x 8.3 BR5	Other Room 2 Level	1
Other Room 2 Size	11.5x7.8EnclosedPorc	Off Market Date	
Associated Document Count	1	Search By Map	
Tax ID		Update Date	8/17/2018
Status Date	5/14/2018	HotSheet Date	8/17/2018
Last Price Change Date	8/17/2018	Input Date	5/14/2018 2:32 PM
Original Price	\$300,000	Days On Market	104
Virtual Tour	http://www.tourfactory.com/1991520	City Corps. Limit	No
Homestead Y/N	No	Homestead \$ Amount	\$0.00
CAUV Y/N	No	CAUV \$ Amount	\$0.00
Village	Other	Comp-BB	3

GENERAL

Comp-SB	0	Picture Count	25
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FEATURES

STYLE 2 Story	COOLING Central Air	FIREPLACE Gas Log Fireplace In Family Room	EXTRAS Deck
EXTERIOR Vinyl	WATER Well	BASEMENT Partial Unfinished	FLOORS Ceramic Tile Vinyl Wall To Wall Carpet Wood Floors
YARD Hills Level Paved Street	SEWER Septic	DRIVEWAY Concrete Gravel	LAUNDRY Main Floor
ROOF Shingle	CONSTRUCTION Frame	DETACHED STRUCTURES Garage Pole Barn	
HEATING Forced Air Natural Gas	APPLIANCES Dishwasher Microwave Range Oven Refrigerator	GARAGE TYPE Garage Detached	

FINANCIAL

Financing Remarks

SOLD STATUS

How Sold	Contract Date
Closing Date	Sold Price
Selling Agent 1 - Agent Name	Selling Office 1 - Office Name
Seller Concessions Y/N	Seller Concessions
Financing	

REMARKS

Remarks Gorgeous country setting on 5 acres and located within a few minutes of Kenyon College. There isn't another setting quite like this one and the acreage has a special area with a walking path and steps that take you to your own little island that goes into the Kokosing River making it the perfect fishing spot. This property includes a mind blowing luxury barn with living and entertaining space including a gaming area and 10x20 theater with integrated stereo plus a lot of nice living, office and guest space. There is also an tremendous garage area with storage for a Class A sized motorhome plus a 2 car garage. There is also an older 1880's built home that is a neat old house that is livable and ready for updating. The biggest attraction and the primary value with this property is the location, the acreage, and the spectacular barn. See below for a list of amenities and updates: •Tremendous river frontage plus the majority of the river island •Oak steps make it easy for you to access down to the river island •There are wild strawberries, raspberries, grapes all along creek •Country setting is amazing with horses and cows as your neighbors •This is the most luxurious barn I have ever experienced - it's amazing •Entire barn structure is heated and cooled with higher end HVAC •Barn has a nice kitchenette plus a full bath which is perfect for guests •Entire barn is triple insulated and very energy efficient & comfortable •Nearly \$40,000 in concrete, fencing and gated entry within 4 years •Recent \$80,000 40x16 addition for owner's motorcoach indoor parking •The motorcoach addition includes full hookups and 50 amp service •There is also a 6 inch septic cleanout port which is very convenient •20 KW whole house natural gas generator system is included •Includes huge 16 wide x 14 tall and 14 wide by 14 tall garage doors •There are a lot of bonus items that will be included with this property The home is a 1880s classic that features 5 bedrooms and 2 full baths, a large living room with hardwood flooring, adjoining cabinet filled kitchen with eat in space, convenient main level laundry, main level family room with gas stove, first floor owners bedroom with private bath, natural gas heat and central air, gated entry and security system, this is an ultra unique desirable property that is priced to for a quick sale - the owners have already relocated and they have priced this property more than \$100,000 less than they have in it!!!

AGENT TO AGENT REMARKS

Showing Phone 614-255-5588
Agent to Agent Remarks Agents: Please contact CSS for showings: 614-255-5588

ADDITIONAL PICTURES

