

**ALL FIELDS WITH EMAIL**



<b>MLS #</b>	20161074	<b>Bedrooms</b>	2
<b>Class</b>	RESIDENTIAL	<b>Total Baths</b>	2 Bath
<b>Type</b>	Single Family	<b>Garage Capacity</b>	2 Car
<b>Area</b>	Mt. Vernon	<b>Construction</b>	Frame
<b>Asking Price</b>	\$150,000	<b>Design</b>	Ranch
<b>Address</b>	11 Waters Edge		
<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>	10	<b>Client Hit Count</b>	19
<b>Number of Acres</b>	0.0490	<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>	City
<b>Subdivision</b>	Other	<b>Comp-Variable Y/N</b>	No
<b>Semi-Annual Taxes</b>	807.26*	<b>Parcel #</b>	66-09675.085
<b>Lot #</b>	20	<b>Listing Date</b>	12/13/2016
<b>Expiration Date</b>	5/15/2017	<b>Lot Size/Acres</b>	.049
<b>Approx Year Built</b>	1999	<b>Age</b>	17
<b>Approx Above Grade SqFt</b>	1,531	<b>Approx Total Living Space</b>	1531
<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>	22.3 x 17.7	<b>Dining Room Level</b>	1
<b>Dining Room Size</b>	22.3 x 17.7	<b>Kitchen Level</b>	1
<b>Kitchen Size</b>	18.7 x 11.2	<b>Family Room Level</b>	
<b>Family Room Size</b>	0	<b>Bathroom 1 Level</b>	1
<b>Bathroom 1 Size</b>	8.7 x 5.3	<b>Bedroom 1 Level</b>	1
<b>Bedroom 1 Size</b>	14.9 x 14.4	<b>Bedroom 2 Level</b>	1
<b>Bedroom 2 Size</b>	14.3 x 11.3	<b>Bedroom 3 Level</b>	
<b>Bedroom 3 Size</b>		<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>	9.7 x 8.9
<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>	2 Car Attached	<b>Utility Room Level</b>	1
<b>Utility Room Size</b>	Main Level	<b>Other Room 1 Level</b>	
<b>Other Room 1 Size</b>		<b>Other Room 2 Level</b>	
<b>Other Room 2 Size</b>		<b>Off Market Date</b>	
<b>Associated Document Count</b>	1	<b>Search By Map</b>	
<b>Tax ID</b>		<b>Update Date</b>	1/17/2017
<b>Status Date</b>	12/14/2016	<b>HotSheet Date</b>	12/14/2016
<b>Last Price Change Date</b>	12/14/2016	<b>Input Date</b>	12/14/2016 2:48 PM
<b>Original Price</b>	\$150,000	<b>Days On Market</b>	35
<b>Virtual Tour</b>	<a href="http://www.tourfactory.com/1694776">http://www.tourfactory.com/1694776</a>	<b>City Corps. Limit</b>	Yes
<b>Homestead Y/N</b>	Yes	<b>Homestead \$ Amount</b>	\$190.86
<b>CAUV Y/N</b>	No	<b>CAUV \$ Amount</b>	\$0.00
<b>Village</b>	Mt. Vernon	<b>Comp-BB</b>	3

**GENERAL**

Comp-SB	0	Picture	22
---------	---	---------	----

**FEATURES**

<b>STYLE</b> Ranch	<b>COOLING</b> Central Air	<b>CONSTRUCTION</b> Frame	<b>DRIVEWAY</b> Concrete
<b>EXTERIOR</b> Vinyl	<b>WATER</b> City	<b>APPLIANCES</b> Dishwasher Microwave Range Hood Range Oven Refrigerator	<b>GARAGE TYPE</b> Garage Attached
<b>YARD</b> Paved Street	<b>SEWER</b> City	<b>FIREPLACE</b> Gas Log Fireplace	<b>EXTRAS</b> Patio
<b>ROOF</b> Shingle		<b>BASEMENT</b> Slab	<b>FLOORS</b> Ceramic Tile Vinyl Wall To Wall Carpet
<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**

Wonderful location near shopping, restaurants and other conveniences, low maintenance and easy care ranch home, features include 2 bedrooms and 2 full baths, large vaulted ceiling living room dining room combination highlighted by a 3-sided gas log fireplace, beautiful cabinet filled kitchen with major appliances and breakfast nook, master bedroom suite with huge walk in closet and deluxe master bath, relaxing patio space, attached 2 car garage with concrete driveway, natural gas heat and central air, quick possession available, a must see for only \$150,000. \*\$100 a month association fee covers trash, lawn care and snow removal.

**AGENT TO AGENT REMARKS**

**ADDITIONAL PICTURES**



