### **ALL FIELDS WITH EMAIL**



MLS# 20230474 Class RESIDENTIAL Type Single Family Area Suburban Asking Price \$225,000

Address 11981 Armentrout

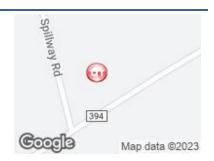
Road

Address 2

City Fredericktown

State OH 43019 Zip Status Active Sale/Rent For Sale **IDX Include** 

**Bedrooms** 3 **Full Baths** 1 Bath Half Bath n Garage Capacity 2 Car Construction Frame Design Ranch





Main: 740-392-7000

61

6.00\*





G	Е	N	Е	R	ΑI	

**VOW Include** Yes **VOW Address** Yes **VOW Comment VOW AVM** Yes Yes **Client Hit Count Agent Hit Count** 0 0 **Number of Acres** 3.0530 Auction Y/N No

Sam Miller - Main: 740-397 samsells@sammiller.com **Agent - Agent Name and Phone** 

-7800

1,160

**Detached Garage** 

Lower Level

Sun Porch

Listing Office 1 - Office Name Re/Max Stars

**Listing Agent 2 - Agent Name and Phone** 

Listing Office 2 - Office Name

Listing Agent 3 - Agent Name and Phone

Listing Office 3 - Office Name

**School District** Fredericktown County In Knox County Subdivision Other **Semi-Annual Taxes** 880.46\* Lot # 0 12/31/2023 **Expiration Date Approx Year Built** 1962

Approx Above Grade SqFt Zoning

**Heat Cost Documents On File** 

RPD Living Room Size 21.5 x 11.5 **Dining Room Size** 20 x 15.2 Kitchen Size 20 x 15.2

**Family Room Size** 

**Bathroom 1 Size** 8.2 x 6.6 **Bedroom 1 Size** 13.5 x 11.5 **Bedroom 2 Size** 11.5 x 10 **Bedroom 3 Size** 9.6 x 8.1

**Bedroom 4 Size Bathroom 2 Level Bathroom 2 Type** 

**Bathroom 3 Size Bathroom 4 Level Bathroom 4 Type** 

**Garage Size Utility Room Size** Other Room 1 Size

Other Room 2 Size **Associated Document Count** 

Tax ID **Status Date** 

8/3/2023 **Last Price Change Date** 8/3/2023 **Original Price** \$225,000

City Corps. Limit No

**Homestead \$ Amount** \$190.69 **CAUV \$ Amount** \$0.00

Agent - E-mail

Listing Office 1 - Phone Number

Listing Agent 2 - E-mail Listing Office 2 - Phone Number

Listing Agent 3 - E-mail

Listing Office 3 - Phone Number

**Public School** Fredericktown **Township** Berlin Comp-Variable Y/N No Parcel # 6 Parcels **Listing Date** 8/3/2023 3.053

Lot Size/Acres Age

**Approx Total Living Space Assessments** 

**Directions Living Room Level** 1 **Dining Room Level** 1 Kitchen Level 1

Family Room Level Bathroom 1 Level 1 **Bedroom 1 Level** 1 **Bedroom 2 Level** 1 **Bedroom 3 Level** 1

**Bedroom 4 Level** Bathroom 1 Type Full

**Bathroom 2 Size Bathroom 3 Level** Bathroom 3 Type **Bathroom 4 Size Garage Level Utility Room Level** 

Other Room 1 Level Other Room 2 Level **Off Market Date** Search By Map

Homestead Y/N

**CAUV Y/N** 

Village

**Update Date** 8/3/2023 **HotSheet Date** 8/3/2023

**Input Date** 8/3/2023 11:11 AM Virtual Tour http://www.tourfactory.com

/3098901 Yes

1

L

1

No Other

#### **GENERAL**

Comp-BB	3	Comp-SB	0
Picture Count	21	Showing Date	

### **FEATURES**

STYLE **COOLING FIREPLACE** Ranch Central Air Wood Stove **WATER EXTERIOR BASEMENT** Vinyl Well **Partial YARD SEWER** Unfinished **Paved Street** Septic **DRIVEWAY ROOF** CONSTRUCTION Gravel

Shingle Frame **DETACHED STRUCTURES HEATING APPLIANCES** Garage Forced Air Dryer Shed Propane Range Oven Refrigerator Washer

**GARAGE TYPE** Garage Detached **EXTRAS** Deck **FLOORS** Vinyl

Wall To Wall Carpet Wood Floors **LAUNDRY** Basement

# **FINANCIAL**

**Financing Remarks** 

#### **SOLD STATUS**

**How Sold Closing Date** Selling Agent 1 - Agent Name

Seller Concessions Y/N **Financing** 

**Contract Date Sold Price** 

Selling Office 1 - Office Name

**Seller Concessions** 

# **REMARKS**

Remarks Cozy ranch home that includes 6 parcels of land totaling 3.05 Country acres, great location, features include 3 bedrooms and a full main level bath, nice sized living room with picture window, cabinet filled kitchen with center island and adjoining vaulted ceiling dining room, enclosed rear sun porch, unfinished basement, detached 2 car garage plus two yard barns for added storage, propane heat and central air conditioning, selling in as-is condition, priced to sell fast at \$225,000.

# **AGENT TO AGENT REMARKS**

**Showing Phone** 614-255-5588

Agent to Agent Remarks Selling in as-is condition.

#### **ADDITIONAL PICTURES**







































