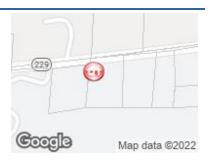
# ALL FIELDS WITH EMAIL



MLS # 20220173 Class RESIDENTIAL Туре Single Family Area Mt. Vernon Asking Price \$400,000 Address 1260 Gambier Road Address 2 City Mount Vernon State OH 43050 Zip Status Active Sale/Rent For Sale IDX Include Υ

Bedrooms4Full Baths2 BathHalf Bath0Garage Capacity1 CarConstructionFrameDesign1.5 Story



# D H M I 🕅

## GENERAL

VOW Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
Agent Hit Count	1	Client Hit Count	0
Number of Acres	1.5360	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	East-MTV District
County	In Knox County	Township	City
Subdivision	Other	Comp-Variable Y/N	No
Semi-Annual Taxes	1382.07*	Parcel #	66-00619.000
Lot #	0	Listing Date	4/7/2022
Expiration Date	9/15/2022	Lot Size/Acres	1.536
Approx Year Built	1940	Age	82
Approx Above Grade SqFt	1,679	Approx Total Living Space	2059
Zoning	1,010	Assessments	6.00*
Heat Cost		Directions	0.00
Documents On File		Living Room Level	1
Living Room Size	24.2 x 17.7	Dining Room Level	1
Dining Room Size	15.5 x 13.4	Kitchen Level	1
Kitchen Size	19.5 x 15.6	Family Room Level	
Family Room Size	23.6 x 16.11	Bathroom 1 Level	1
Bathroom 1 Size	7.11 x 7	Bedroom 1 Level	2
Bedroom 1 Size	15.1 x 15	Bedroom 2 Level	2
Bedroom 2 Size	16.7 x 12.5	Bedroom 3 Level	2
Bedroom 3 Size	13.7 x 13.4	Bedroom 4 Level	2
Bedroom 4 Size	13.7 x 12.2	Bathroom 1 Type	Full
Bathroom 2 Level	2	Bathroom 2 Size	12.2 x 7.1
Bathroom 2 Type	Full	Bathroom 3 Level	12.2 × 1.1
Bathroom 3 Size	1 dii	Bathroom 3 Type	
Bathroom 4 Level		Bathroom 4 Size	
Bathroom 4 Type		Garage Level	1
Garage Size	Attached	Utility Room Level	L
Utility Room Size	Lower Level	Other Room 1 Level	1
Other Room 1 Size	15.1x9.9ScreenedPor	Other Room 2 Level	I
Other Room 2 Size	15.1X9.95Creeneur 0	Off Market Date	
Associated Document Count	1	Search By Map	
Tax ID	I	Update Date	4/7/2022
	4/7/2022		
Status Date Last Price Change Date	4/7/2022	HotSheet Date Input Date	4/7/2022 4/7/2022 4:39 PM
0		Virtual Tour	
Original Price	\$400,000	Virtual I Uul	http://www.tourfactory.com /2970407
City Corpo Limit	Vac	Homostand V/N	/2970407 No
City Corps. Limit	Yes	Homestead Y/N CAUV Y/N	No
Homestead \$ Amount CAUV \$ Amount	\$0.00 \$0.00		Mt. Vernon
	\$0.00 3	Village	0
Comp-BB	5	Comp-SB	U

## GENERAL

# Picture Count

40

COOLING

WATER

SEWER

Septic

Frame

**TELEVISION** 

CONSTRUCTION

**High Speed Internet** 

Well

Central Air

- FEATURES
- STYLE 1.5 Story EXTERIOR Cedar Stone YARD Paved Street ROOF Shingle HEATING Exceed Air

Forced Air Natural Gas

#### **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** Charming & impressive home located in the East end of Mount Vernon, situated on 1.536 manicured acres, this home exudes character, inviting entry foyer with open staircase, adjoining natural light filled living room with fireplace, formal dining room, gorgeous custom kitchen with island /breakfast bar and stainless steel appliances, peaceful screened in porch with amazing view, 4 bedrooms and 2 full baths, finished walkout lower level with second living room and fireplace, attached garage with concrete driveway, relaxing patio space, a must see to appreciate. \$400,000.

## AGENT TO AGENT REMARKS

Showing Phone 614-255-5588

Agent to Agent Remarks

#### ADDITIONAL PICTURES



This information is deemed reliable, but not guaranteed.

**GARAGE TYPE** 

**EXTRAS** 

FLOORS

Ceramic Tile

Wood Floors

Laminate

LAUNDRY

Basement

Patio

Garage Attached

**APPLIANCES** 

Dishwasher

Range Oven

Refrigerator

FIREPLACE

BASEMENT

Finished

Walkout

DRIVEWAY

Concrete

Two





















































