

**ALL FIELDS WITH EMAIL**



**MLS #** 20240119  
**Class** RESIDENTIAL  
**Type** Single Family  
**Area** Mt. Vernon  
**Asking Price** \$130,000  
**Address** 305 Arch Avenue  
**Address 2**  
**City** Mount Vernon  
**State** OH  
**Zip** 43050  
**Status** Active  
**Sale/Rent** For Sale  
**IDX Include** Y

**Bedrooms** 2  
**Full Baths** 1 Bath  
**Half Bath** 0  
**Garage Capacity** 1 Car  
**Construction** Frame  
**Design** Ranch



**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>	0	<b>Client Hit Count</b>	0
<b>Number of Acres</b>	0.1717	<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>	Joe Conkle - Main: 740-392-1300	<b>Listing Agent 2 - E-mail</b>	joeconkle@sammiller.com
<b>Listing Office 2 - Office Name</b>	Re/Max Stars	<b>Listing Office 2 - Phone Number</b>	Main: 740-392-7000
<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>	Twin Oaks-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>	333.49*	<b>Parcel #</b>	66-01878.000
<b>Lot #</b>	83	<b>Listing Date</b>	3/22/2024
<b>Expiration Date</b>	9/15/2024	<b>Lot Size/Acres</b>	.1717
<b>Approx Year Built</b>	1940	<b>Age</b>	84
<b>Approx Above Grade SqFt</b>	852	<b>Approx Total Living Space</b>	
<b>Zoning</b>		<b>Assessments</b>	2.00
<b>Heat Cost</b>		<b>Directions</b>	
<b>Documents On File</b>		<b>Living Room Level</b>	1
<b>Living Room Size</b>	17.11 x 10.1	<b>Dining Room Level</b>	1
<b>Dining Room Size</b>	12.7 x 10.8	<b>Kitchen Level</b>	1
<b>Kitchen Size</b>	10.4 x 7.9	<b>Family Room Level</b>	
<b>Family Room Size</b>		<b>Bathroom 1 Level</b>	1
<b>Bathroom 1 Size</b>	7.7 x 6.6	<b>Bedroom 1 Level</b>	1
<b>Bedroom 1 Size</b>	11.7 x 10.2	<b>Bedroom 2 Level</b>	1
<b>Bedroom 2 Size</b>	11.7 x 9.9	<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>		<b>Bathroom 2 Size</b>	
<b>Bathroom 2 Type</b>		<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>	Detached	<b>Utility Room Level</b>	1
<b>Utility Room Size</b>	17.3 x 5.3	<b>Other Room 1 Level</b>	1
<b>Other Room 1 Size</b>	Covered Porch	<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>	3/22/2024
<b>Status Date</b>	3/22/2024	<b>HotSheet Date</b>	3/22/2024
<b>Last Price Change Date</b>	3/22/2024	<b>Input Date</b>	3/22/2024 10:57 AM
<b>Original Price</b>	\$130,000	<b>Virtual Tour</b>	http://www.tourfactory.com/3139367
<b>City Corps. Limit</b>	Yes	<b>Homestead Y/N</b>	No
<b>Homestead \$ Amount</b>	\$0.00	<b>CAUV Y/N</b>	No
<b>CAUV \$ Amount</b>	\$0.00	<b>Village</b>	Mt. Vernon

**GENERAL**

Comp-BB	3	Comp-SB	0
Picture Count	25	Showing Date	

**FEATURES**

<b>STYLE</b> Ranch	<b>ROOF</b> Shingle	<b>APPLIANCES</b> Dryer Range Oven Refrigerator Washer	<b>GARAGE TYPE</b> Garage Detached Carport Detached
<b>EXTERIOR</b> Vinyl	<b>HEATING</b> Forced Air Natural Gas	<b>BASEMENT</b> Partial	<b>EXTRAS</b> Covered Deck
<b>YARD</b> Level Paved Street	<b>COOLING</b> Window A/C Unit	<b>DETACHED STRUCTURES</b> Garage Shed	<b>FLOORS</b> Laminate Vinyl Wall To Wall Carpet
	<b>SEWER</b> City		<b>LAUNDRY</b> Main Floor
	<b>CONSTRUCTION</b> Frame		

**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** Cozy ranch home located across the street from Arch Park, would make a great investment property or starter home, features include 2 bedrooms and a full main level bath, nice sized living room, adjoining dining room that is open to the kitchen, convenient main level laundry /enclosed porch, fantastic and relaxing covered back porch, low maintenance vinyl sided exterior, yard barn, older style garage and detached carport, selling as-is, cash or conventional financing only, priced to sell fast at \$130,000. Lender may require flood insurance.

**AGENT TO AGENT REMARKS**

Showing Phone 614-255-5588  
Agent to Agent Remarks

**ADDITIONAL PICTURES**

