ALL FIELDS WITH EMAIL



MLS# 20160905 Class RESIDENTIAL Туре Single Family Area Mt. Vernon Asking Price \$245,000

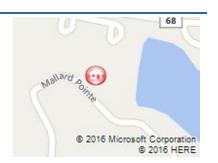
Address 35 Mallard Pointe

Address 2

City Mount Vernon

State OH 43050 Zip Status Active Sale/Rent For Sale **IDX Include**

Bedrooms 3 **Total Baths** 3 Bath Garage Capacity 2 Car Construction Frame Design Ranch







GENERAL VOW Include Yes **VOW Address** Yes **VOW Comment** Yes **VOW AVM** Yes **Agent Hit Count Client Hit Count** 0 0 0.3760 **Number of Acres** Auction Y/N No Sam Miller - Main: 740-397 samsells@sammiller.com Agent - Agent Name and Phone Agent - E-mail -7800 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 - Phone Number Listing Office 2 - Office Name Listing Agent 3 - Agent Name and Phone Listing Agent 3 - E-mail Listing Office 3 - Office Name **Listing Office 3 - Phone Number School District Public School** Wiggins-MTV District Mount Vernon County In Knox County **Township** City Subdivision Comp-Variable Y/N Other No **Semi-Annual Taxes** 1231.59* Parcel # 2 Parcels **Listing Date** 9/22/2016 Lot # 0 3/15/2017 **Expiration Date** Lot Size/Acres .376 **Approx Year Built** 2001 Age 15 Approx Above Grade SqFt **Approx Total Living Space** 2644 1,864 Zoning Assessments 3.00* **Heat Cost** Directions

Parcel #1 Parcel #2 Parcel #3 Parcel #4 **Documents On File Living Room Level** 1 **Living Room Size** 18.1 x 15.2 **Dining Room Level** 1 **Dining Room Size** 15.3 x 11 Kitchen Level 1 Kitchen Size 15.5 x 14.5 Family Room Level L Bathroom 1 Level **Family Room Size** 25.2 x 21 1 **Bathroom 1 Size** 9.7 x 7 **Bedroom 1 Level** 1 **Bedroom 1 Size** 14.10 x 14.6 **Bedroom 2 Level** 1 **Bedroom 2 Size** 12.2 x 10.10 **Bedroom 3 Level** 1

Bedroom 3 Size 12.5 x 12 **Bedroom 4 Size**

Bathroom 2 Level Bathroom 2 Type Full **Bathroom 3 Size** 8.2 x 6.4 **Bathroom 4 Level**

Bathroom 4 Type Garage Size 2 Car Attached **Utility Room Size** 6.5 x 6 14.7 x 9 Sun Rm

Other Room 1 Size Other Room 2 Size Deck **Associated Document Count** Tax ID

Status Date 9/26/2016 **Last Price Change Date** 9/26/2016 **Original Price** \$245,000

Virtual Tour http://www.tourfactory.com /1657263

Homestead Y/N Yes **Bedroom 4 Level** Bathroom 1 Type **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 **Update Date**

HotSheet Date Input Date Days On Market City Corps. Limit

Homestead \$ Amount

9/26/2016 9/26/2016 9/26/2016 9:59 AM 4

Full

Full

1

1

1

1

9.10 x 7.4

Yes

\$190.86

GENERAL

CAUV Y/N	No	CAUV \$ Amount	\$0.00
Village	Mt. Vernon	Comp-BB	3
Comp-SB	0	Picture	25

FEATURES

STYLE	HEATING	APPLIANCES	DRIVEWAY
Ranch	Forced Air	Dishwasher	Concrete
EXTERIOR	Natural Gas	Garbage Disposal	GARAGE TYPE
Brick	COOLING	Hot Water Tank-Owned	Garage Attached
Vinyl	Central Air	Microwave	EXTRAS
YARD	WATER	Range Hood	Deck
Curb	City	Range Oven	Patio
Hills	SEWER	Refrigerator	FLOORS
Lake View	City	FIREPLACE	Ceramic Tile
Level	CONSTRUCTION	Gas Log Fireplace	Vinyl
Paved Street	Frame	BASEMENT	Wall To Wall Carpet
Sidewalk	Framed on Site	Full	Wood Floors
ROOF	TELEVISION	Walkout	LAUNDRY
Shingle	Cable		Main Floor

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

Beautiful ranch home with quality upgrades, features include 3 bedrooms and 3 full baths, large living room/dining room combination highlighted by a gas log fireplace and gleaming hardwood floors, gorgeous cabinet filled kitchen with breakfast nook and ceramic tile floors, relaxing sun room with pond views and access to the rear deck, master bedroom suite with private bath and huge walk in closet, finished walkout lower level with family room, 3rd bedroom and full bath, huge unfinished space with lots of storage, attached 2 car garage with concrete driveway, natural gas heat and central air, quick possession available, wonderful location near shopping, restaurants & other amenities. \$245,000.

AGENT TO AGENT REMARKS

*\$210 Quarterly fee: includes lawn mowing and snow removal.

ADDITIONAL PICTURES







High Speed Internet









































