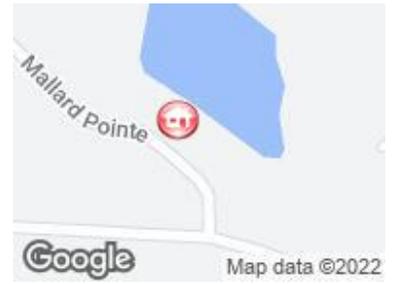


ALL FIELDS WITH EMAIL



MLS #	20220608	Bedrooms	3
Class	RESIDENTIAL	Full Baths	3 Bath
Type	Single Family	Half Bath	0
Area	Mt. Vernon	Garage Capacity	2 Car
Asking Price	\$350,000	Construction	Frame
Address	49 Mallard Pointe	Design	Ranch
Address 2			
City	Mount Vernon		
State	OH		
Zip	43050		
Status	Active		
Sale/Rent	For Sale		
IDX Include	Y		



GENERAL

VOW Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
Agent Hit Count	0	Client Hit Count	0
Number of Acres	0.1860	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	Wiggins-MTV District
County	In Knox County	Township	City
Subdivision	Other	Comp-Variable Y/N	No
Semi-Annual Taxes	1712.44*	Parcel #	2 Parcels
Lot #	0	Listing Date	9/1/2022
Expiration Date	3/15/2023	Lot Size/Acres	.186
Approx Year Built	2000	Age	22
Approx Above Grade SqFt	1,834	Approx Total Living Space	2630
Zoning		Assessments	6.00*
Heat Cost		Directions	
Documents On File		Living Room Level	1
Living Room Size	40 x 15	Dining Room Level	1
Dining Room Size	40 x 15	Kitchen Level	1
Kitchen Size	24.2 x 12	Family Room Level	L
Family Room Size	26.7 x 22	Bathroom 1 Level	1
Bathroom 1 Size	Full	Bedroom 1 Level	1
Bedroom 1 Size	16.7 x 11.4	Bedroom 2 Level	1
Bedroom 2 Size	12.7 x 12	Bedroom 3 Level	L
Bedroom 3 Size	15.3 x 10.10	Bedroom 4 Level	
Bedroom 4 Size		Bathroom 1 Type	Full
Bathroom 2 Level	1	Bathroom 2 Size	Full
Bathroom 2 Type	Full	Bathroom 3 Level	L
Bathroom 3 Size	Full	Bathroom 3 Type	Full
Bathroom 4 Level		Bathroom 4 Size	
Bathroom 4 Type		Garage Level	1
Garage Size	2 Car Attached	Utility Room Level	1
Utility Room Size	Main Level	Other Room 1 Level	1
Other Room 1 Size	13.6x11 Den	Other Room 2 Level	L
Other Room 2 Size	Screened Porch	Off Market Date	
Associated Document Count	0	Search By Map	
Tax ID		Update Date	9/1/2022
Status Date	9/1/2022	HotSheet Date	9/1/2022
Last Price Change Date	9/1/2022	Input Date	9/1/2022 3:49 PM
Original Price	\$350,000	Virtual Tour	http://www.tourfactory.com/3023203
City Corps. Limit	Yes	Homestead Y/N	Yes
Homestead \$ Amount	\$184.88	CAUV Y/N	No
CAUV \$ Amount	\$0.00	Village	Mt. Vernon
Comp-BB	3	Comp-SB	0

GENERAL

Picture Count

41

Showing Date

FEATURES

STYLE

Ranch

EXTERIOR

Vinyl

YARD

Paved Street

ROOF

Shingle

HEATING

Forced Air

Natural Gas

COOLING

Central Air

WATER

City

SEWER

City

CONSTRUCTION

Frame

TELEVISION

High Speed Internet

APPLIANCES

Dishwasher

Dryer

Microwave

Range Oven

Refrigerator

Washer

FIREPLACE

Gas Log Fireplace

BASEMENT

Finished

Walkout

DRIVEWAY

Concrete

GARAGE TYPE

Garage Attached

EXTRAS

Deck

FLOORS

Ceramic Tile

Vinyl

Wall To Wall Carpet

LAUNDRY

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

Remarks Absolutely gorgeous luxury ranch home with pretty panoramic pond view, spacious living space features a light and open floor plan, 3 bedrooms and 3 full baths, a stunning formal living room with a gas log fireplace, formal dining, deluxe oak cabinetry filled kitchen with major appliances and a very nice breakfast nook, home office space, large primary bedroom suite with deluxe on suite bath and large walk in closet, convenient main level laundry, wonderful finished walkout lower level family room with beautiful built-ins, second kitchen, awesome screened in porch with stunning view, relaxing rear deck, roomy 2 car garage with concrete drive, whole house generator, an impressive home that is truly a must see. \$350,000.

AGENT TO AGENT REMARKS

Showing Phone

614-255-5588

Agent to Agent Remarks

This property is subject to a lawsuit filed in the State of Ohio v. The Landings Property Association, Inc et. al., Knox County Court of Common Pleas case number 20IN06-0149 and the buyers will become a party to the lawsuit. \$50 a month maintenance fee applies.

ADDITIONAL PICTURES





