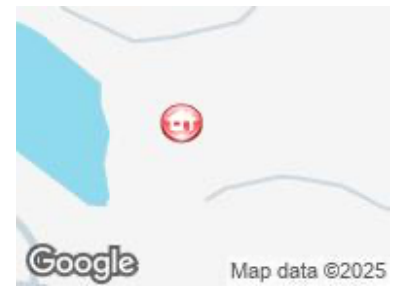


## ALL FIELDS WITH EMAIL



<b>MLS #</b>	20250702	<b>Bedrooms</b>	5
<b>Class</b>	RESIDENTIAL	<b>Full Baths</b>	3 Bath
<b>Type</b>	Single Family	<b>Half Bath</b>	1
<b>Area</b>	Mt. Vernon	<b>Garage Capacity</b>	3 Car
<b>Asking Price</b>	\$450,000	<b>Construction</b>	Frame
<b>Address</b>	55 Wildwood Lane West	<b>Design</b>	Ranch
<b>Address 2</b>			
<b>City</b>	Mount Vernon		
<b>State</b>	OH		
<b>Zip</b>	43050		
<b>Status</b>	Coming Soon		
<b>Sale/Rent</b>	For Sale		
<b>IDX Include</b>	Y		



## 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>	0.5600	<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@sammler.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>		<b>Listing Agent 2 - E-mail</b>	
<b>Listing Office 2 - Office Name</b>		<b>Listing Office 2 - Phone Number</b>	
<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>	Wiggins-MTV District
<b>County</b>	In Knox County	<b>Township</b>	City
<b>Subdivision</b>	Other	<b>Semi-Annual Taxes</b>	3,131.02
<b>Parcel #</b>	66-09675.152	<b>Lot #</b>	727
<b>Listing Date</b>	10/4/2025	<b>Expiration Date</b>	3/15/2026
<b>Lot Size/Acres</b>	.56	<b>Approx Year Built</b>	2007
<b>Age</b>	18	<b>Approx Above Grade SqFt</b>	2,302
<b>Approx Total Living Space</b>	3700	<b>Zoning</b>	
<b>Assessments</b>	Future assessment coming	<b>Heat Cost</b>	
<b>Directions</b>		<b>Documents On File</b>	
<b>Living Room Level</b>	1	<b>Living Room Size</b>	25.5 x 15.11
<b>Dining Room Level</b>	1	<b>Dining Room Size</b>	11.11 x 11
<b>Kitchen Level</b>	1	<b>Kitchen Size</b>	20.10 x 12.7
<b>Family Room Level</b>	L	<b>Family Room Size</b>	27.6 x 17.6
<b>Bathroom 1 Level</b>	1	<b>Bathroom 1 Size</b>	17.8 x 9
<b>Bedroom 1 Level</b>	1	<b>Bedroom 1 Size</b>	15.1 x 14.4
<b>Bedroom 2 Level</b>	1	<b>Bedroom 2 Size</b>	13.3 x 10.5
<b>Bedroom 3 Level</b>	1	<b>Bedroom 3 Size</b>	13.3 x 10.11
<b>Bedroom 4 Level</b>	L	<b>Bedroom 4 Size</b>	20.3 x 12.6
<b>Bathroom 1 Type</b>	Full	<b>Bathroom 2 Level</b>	1
<b>Bathroom 2 Size</b>	13.10 x 9.7	<b>Bathroom 2 Type</b>	Full
<b>Bathroom 3 Level</b>	1	<b>Bathroom 3 Size</b>	4.11 x 4.10
<b>Bathroom 3 Type</b>	Half	<b>Bathroom 4 Level</b>	L
<b>Bathroom 4 Size</b>	12.4 x 7.11	<b>Bathroom 4 Type</b>	Full
<b>Garage Level</b>	L	<b>Garage Size</b>	3 Car Attached
<b>Utility Room Level</b>	1	<b>Utility Room Size</b>	Main Level
<b>Other Room 1 Level</b>	1	<b>Other Room 1 Size</b>	12.1x10.3Office
<b>Other Room 2 Level</b>	1	<b>Other Room 2 Size</b>	15.3x14.3Sunrm
<b>Off Market Date</b>		<b>Associated Document Count</b>	0
<b>Search By Map</b>		<b>Tax ID</b>	
<b>Update Date</b>	10/6/2025	<b>Status Date</b>	10/6/2025
<b>HotSheet Date</b>	10/6/2025	<b>Last Price Change Date</b>	10/6/2025
<b>Input Date</b>	10/6/2025 7:51 AM	<b>Original Price</b>	\$450,000
<b>Days On Market</b>	2	<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	<b>Picture Count</b>	54
<b>Showing Date</b>	10/9/2025		

## FEATURES

<b>STYLE</b> Ranch	<b>COOLING</b> Central Air	<b>APPLIANCES</b> Dishwasher Garbage Disposal Hot Water Tank-Owned Microwave Range Hood Range Oven Refrigerator	<b>GARAGE TYPE</b> Garage Attached
<b>EXTERIOR</b> Brick Vinyl	<b>WATER</b> City		<b>EXTRAS</b> Deck Patio
<b>YARD</b> Curb Lake View Paved Street Sidewalk	<b>SEWER</b> City		<b>FENCING</b> None
<b>ROOF</b> Shingle	<b>CONSTRUCTION</b> Frame Framed on Site	<b>FIREPLACE</b> One Gas Log Fireplace In Living Room	<b>FLOORS</b> Partial Carpet Wood Floors
<b>HEATING</b> Forced Air Natural Gas	<b>TELEVISION</b> Cable High Speed Internet	<b>BASEMENT</b> Finished Full Walkout	<b>LAUNDRY</b> Main Floor
		<b>DRIVEWAY</b> Concrete	

## 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** Impressive and custom ranch home located within The Landings Subdivision, features include 5 bedrooms and 3.5 baths, inviting entry that opens into the large living room with stone gas fireplace, formal dining room with unique trayed ceiling, gorgeous cabinet filled kitchen with granite countertops and breakfast bar, home office/den, natural light filled sun room with pretty views of the pond, primary bedroom suite with private en suite bath and walk in closet, two additional main level bedrooms with a jack and jill bath, finished walkout lower level with family room, kitchenette, full bath and two bedrooms, relaxing patio and deck space, attached 3 car garage with concrete driveway, lovely home and desirable location, a must see. \$450,000

## AGENT TO AGENT REMARKS

**Showing Phone** 614-255-5588  
**Agent to Agent Remarks** Future assessment coming. \*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.

## ADDITIONAL PICTURES

