

**ALL FIELDS DETAIL**



<b>MLS #</b>	20130409	<b>Bedrooms</b>	3
<b>Status</b>	Active	<b>Total Baths</b>	2 Bath
<b>Type</b>	Single Family	<b>Garage Capacity</b>	2 Car
<b>Address</b>	13435 Magers Road	<b>Construction</b>	Frame
<b>Address 2</b>		<b>Design</b>	Ranch
<b>City</b>	Howard		
<b>State</b>	OH		
<b>Zip</b>	43028		
<b>Area</b>	Apple Valley		
<b>Class</b>	RESIDENTIAL		
<b>Asking Price</b>	\$145,000		
<b>Sale/Rent</b>	For Sale		
<b>IDX Include</b>	Yes		

**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>	27	<b>Client Hit Count</b>	18
<b>Number of Acres</b>	0.2893	<b>Auction Y/N</b>	No
<b>Agent</b>	Sam Miller - Main: (740) 397-7800	<b>Listing Office 1</b>	Re/Max Stars - Main: (740) 392-7000
<b>Listing Agent 2</b>		<b>Listing Office 2</b>	
<b>Listing Agent 3</b>		<b>Listing Office 3</b>	
<b>School District</b>	East Knox	<b>Public School</b>	East Knox
<b>County</b>	In Knox County	<b>Township</b>	Howard
<b>Subdivision</b>	Grand Ridge Estates	<b>Comp-SB</b>	0
<b>Comp-BB</b>	3	<b>Comp-Variable Y/N</b>	No
<b>Semi-Annual Taxes</b>	881.57*	<b>Parcel #</b>	35-00051-000
<b>Lot #</b>	51	<b>Listing Date</b>	4/25/2013
<b>Expiration Date</b>	10/15/2013	<b>Lot Size/Acres</b>	.2893
<b>Approx Year Built</b>	2010	<b>Age</b>	3
<b>Approx Above Grade SqFt</b>	1,426	<b>Approx Total Living Space</b>	2040
<b>Zoning</b>		<b>Assessments</b>	15.50*
<b>Heat Cost</b>		<b>Directions</b>	
<b>Parcel #1</b>		<b>Parcel #2</b>	
<b>Parcel #3</b>		<b>Parcel #4</b>	
<b>Documents On File</b>		<b>Living Room Level</b>	1
<b>Living Room Size</b>	19.9 x 17.4	<b>Dining Room Level</b>	1
<b>Dining Room Size</b>	16.5 x 12.9	<b>Kitchen Level</b>	1
<b>Kitchen Size</b>	16.5 x 12.9	<b>Family Room Level</b>	L
<b>Family Room Size</b>	25.8 x 15.1	<b>Bathroom Level</b>	1
<b>Bathroom Size</b>	2 Baths	<b>Bedroom 1 Level</b>	1
<b>Bedroom 1 Size</b>	15.4 x 12.3	<b>Bedroom 2 Level</b>	1
<b>Bedroom 2 Size</b>	15.4 x 10.6	<b>Bedroom 3 Level</b>	1
<b>Bedroom 3 Size</b>	13.2 x 9.5	<b>Bedroom 4 Level</b>	L
<b>Bedroom 4 Size</b>	16.6 x 14.11	<b>Garage Level</b>	1
<b>Garage Size</b>	2 Car Attached	<b>Utility Room Level</b>	1
<b>Utility Room Size</b>	9.5 x 6.7	<b>Other Room 1 Level</b>	1
<b>Other Room 1 Size</b>	Deck	<b>Other Room 2 Level</b>	1
<b>Other Room 2 Size</b>	Yard Barn	<b>Off Market Date</b>	
<b>Associated Document Count</b>	1	<b>Search By Map</b>	
<b>Tax ID</b>		<b>Update Date</b>	5/20/2013
<b>Status Date</b>	4/30/2013	<b>HotSheet Date</b>	4/30/2013
<b>Price Date</b>	4/30/2013	<b>Input Date</b>	4/30/2013 5:55:00 PM
<b>Original Price</b>	\$145,000	<b>Days On Market</b>	25

**FEATURES**

<b>STYLE</b> Ranch	<b>WATER</b> County	<b>BASEMENT</b> Finished	<b>EXTRAS</b> Deck
<b>EXTERIOR</b> Vinyl	<b>SEWER</b> County	Walkout	Patio
<b>YARD</b> Paved Street	<b>CONSTRUCTION</b> Frame	<b>DRIVEWAY</b> Limestone	<b>FLOORS</b> Ceramic Tile
<b>ROOF</b> Shingle	Framed on Site	<b>DETACHED STRUCTURES</b> Shed	Vinyl
<b>HEATING</b> Electric	<b>APPLIANCES</b> Dishwasher Dryer	<b>GARAGE TYPE</b> Garage Attached	Wall To Wall Carpet
			<b>LAUNDRY</b> Main Floor
			<b>APPLE VALLEY SUBDIVISION</b>

**FEATURES**

Forced Air  
Heat Pump  
**COOLING**  
Heat Pump

Garbage Disposal  
Microwave  
Range Hood  
Range Oven  
Refrigerator  
Washer

Grand Ridge Estates

**FINANCIAL**

**Financing Remarks**

**SOLD STATUS**

**How Sold**  
**Closing Date**  
**Selling Agent 1**  
**Seller Concessions Y/N**  
**Financing**

**Contract Date**  
**Sold Price**  
**Selling Office 1**  
**Seller Concessions**

**REMARKS**

Super nice ranch home that's in like new condition, features include 3-4 bedrooms and 2 full baths, large vaulted ceiling living room that's partially open to the dining area and cabinet filled kitchen with major appliances and nice sized pantry, master bedroom suite with it's own private bath, this home features wider doorways and hallways, main level laundry room with washer and dryer, finished walkout lower level with family room and 4th bedroom or bonus room, relaxing rear deck and great back yard, attached 2 car garage plus a yard barn for added storage, impressive home that's priced to sell at \$145,000.

**ADDITIONAL PICTURES**



