

**ALL FIELDS WITH EMAIL**



<b>MLS #</b>	20230126	<b>Bedrooms</b>	3
<b>Class</b>	RESIDENTIAL	<b>Full Baths</b>	3 Bath
<b>Type</b>	Single Family	<b>Half Bath</b>	0
<b>Area</b>	Apple Valley	<b>Garage Capacity</b>	2 Car
<b>Asking Price</b>	\$1,200,000	<b>Construction</b>	Frame
<b>Address</b>	649 King Beach Drive	<b>Design</b>	1.5 Story
<b>Address 2</b>			
<b>City</b>	Howard		
<b>State</b>	OH		
<b>Zip</b>	43028		
<b>Status</b>	Active		
<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>	6	<b>Client Hit Count</b>	91
<b>Number of Acres</b>	0.4419	<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>	Chris Mosier - cell: 614-309-0494	<b>Listing Agent 2 - E-mail</b>	chris@lakefrontliving.com
<b>Listing Office 2 - Office Name</b>	Lakefront Living Realty	<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>	East Knox	<b>Public School</b>	East Knox
<b>County</b>	In Knox County	<b>Township</b>	Howard
<b>Subdivision</b>	King Beach Terrace	<b>Comp-Variable Y/N</b>	No
<b>Semi-Annual Taxes</b>	4113.32*	<b>Parcel #</b>	31-00432.000
<b>Lot #</b>	432	<b>Listing Date</b>	3/21/2023
<b>Expiration Date</b>	9/21/2023	<b>Lot Size/Acres</b>	.4419
<b>Approx Year Built</b>	1984	<b>Age</b>	39
<b>Approx Above Grade SqFt</b>	2,748	<b>Approx Total Living Space</b>	2748
<b>Zoning</b>		<b>Assessments</b>	12.50*
<b>Heat Cost</b>		<b>Directions</b>	
<b>Documents On File</b>		<b>Living Room Level</b>	1
<b>Living Room Size</b>	24.3 x 16.5	<b>Dining Room Level</b>	1
<b>Dining Room Size</b>	14.8 x 13.4	<b>Kitchen Level</b>	1
<b>Kitchen Size</b>	12.10 x 8.9	<b>Family Room Level</b>	L
<b>Family Room Size</b>	30.3 x 29.1	<b>Bathroom 1 Level</b>	1
<b>Bathroom 1 Size</b>	12.3 x 5.3	<b>Bedroom 1 Level</b>	2
<b>Bedroom 1 Size</b>	17.5 x 12.10	<b>Bedroom 2 Level</b>	1
<b>Bedroom 2 Size</b>	12.4 x 11.8	<b>Bedroom 3 Level</b>	1
<b>Bedroom 3 Size</b>	12.3 x 11.8	<b>Bedroom 4 Level</b>	
<b>Bedroom 4 Size</b>		<b>Bathroom 1 Type</b>	Full
<b>Bathroom 2 Level</b>	2	<b>Bathroom 2 Size</b>	9.6 x 5.10
<b>Bathroom 2 Type</b>	Full	<b>Bathroom 3 Level</b>	L
<b>Bathroom 3 Size</b>	12.6 x 5.6	<b>Bathroom 3 Type</b>	Full
<b>Bathroom 4 Level</b>		<b>Bathroom 4 Size</b>	
<b>Bathroom 4 Type</b>		<b>Garage Level</b>	1
<b>Garage Size</b>	2 Car Attached	<b>Utility Room Level</b>	1
<b>Utility Room Size</b>	9.11 x 5.3	<b>Other Room 1 Level</b>	2
<b>Other Room 1 Size</b>	12.9 x 11.1 Office	<b>Other Room 2 Level</b>	L
<b>Other Room 2 Size</b>	17 x 11.5 Den	<b>Off Market Date</b>	
<b>Associated Document Count</b>	1	<b>Search By Map</b>	
<b>Tax ID</b>		<b>Update Date</b>	3/29/2023
<b>Status Date</b>	3/21/2023	<b>HotSheet Date</b>	3/21/2023
<b>Last Price Change Date</b>	3/21/2023	<b>Input Date</b>	3/21/2023 2:24 PM
<b>Original Price</b>	\$1,200,000	<b>Days On Market</b>	8
<b>Virtual Tour</b>	https://www.hommati.com/3DTour-AerialVideo/unbranded/649-King-Beach-Dr-Howard-OH--HPI17637484	<b>City Corps. Limit</b>	No

## GENERAL

Homestead Y/N	No	Homestead \$ Amount	\$0.00
CAUV Y/N	No	CAUV \$ Amount	\$0.00
Village	Other	Comp-BB	3
Comp-SB	0	Picture Count	53
Showing Date			

## FEATURES

<b>STYLE</b> 1.5 Story	<b>HEATING</b> Electric Forced Air Heat Pump	<b>APPLIANCES</b> Dishwasher Range Hood Range Oven Refrigerator	<b>GARAGE TYPE</b> Garage Attached
<b>EXTERIOR</b> Wood	<b>COOLING</b> Heat Pump	<b>FIREPLACE</b> Fireplace In Living Room	<b>EXTRAS</b> Deck
<b>YARD</b> Lake Front Paved Street Waterfront	<b>WATER</b> County	<b>BASEMENT</b> Finished Walkout	<b>FLOORS</b> Ceramic Tile Vinyl Wood Floors
<b>ROOF</b> Shingle	<b>SEWER</b> County	<b>DRIVEWAY</b> Concrete	<b>LAUNDRY</b> Main Floor
	<b>CONSTRUCTION</b> Frame		<b>APPLE VALLEY SUBDIVISION</b> King Beach Terrace

## 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** Upon entering this home you'll find an impressive wall of cathedral windows framing the panoramic lake views. Your interior sky is impressive wood with a loft overlook onto the great room and dining area. You and your guests will enjoy your choice of entertaining spaces inside and out! Inside, the great room, dining area and kitchen all share same space yet unique on their own. Kitchen with sit at bar, Z Line vent hood, butcher block countertops and open shelving. Main level features full bath, 2 bedrooms and laundry. Loft overlook used as den with access to enormous private bedroom having en suite bath and large owner's closet. Lower level is simply stunning having enormous sitting area, room for dining or gaming and gorgeous sit at bar! Bar features sink, butcher block counters, wine cooler and custom design wall shelving. 3rd Full bath and finished den currently being used as bedroom. Double sets of sliding doors on both levels lead to exterior wrap around decks. Both decks lead to 2 other large deck areas perfect for grilling and dining under the trees! Lakeside you'll enjoy swimming, paddle boarding or relaxing on floats. Sunning on the 30'x18' open deck before taking the boat out of the electric lift to go tubing and skiing. New sea wall. Apple Valley Lake is a private community featuring a 511 acre lake with 3 beaches, full service marina, indoor/outdoor pools, clubhouse, fitness center. Boating & jet skiing allowed. 1 Motorized water vehicle per lot.

## AGENT TO AGENT REMARKS

Showing Phone	614-255-5588
Agent to Agent Remarks	48 Hour response time on all offers. Co-listed with Chris Mosier of Lakefront Living Realty. PM-Title Services, 76 S. High Street, Dublin Ohio 43017 Daniela Adams, daniela@pm-title.com 614-991-0827.

## ADDITIONAL PICTURES





