

# SMITH'S

## Realty Professionals Inc.

409 S. Main St. Bluffton, Ohio 45817  
3-4 Bedrooms, 1.5 Baths  
\$325,000



**AGENT:**

**LARRY SMITH**

**419-230-7158**

**TYPE:** 2 STORY  
**CONSTRUCTION:** FRAME  
**LOT SIZE:** .26  
**1/2 YR. TAXES:** \$1,010.01  
**SCHOOLS:** BLUFFTON  
**ZONING:** RESIDENTIAL  
**EXTERIOR:** VINYL  
**FOUNDATION:** FLAGSTONE

**ROOMS:**  
**KITCHEN:** 14 X 11  
**DINING:** 17 X 11  
**FAMILY:** 15 X 15  
**LIVING:** 20 X 15  
**BATH:** 9 X 8  
**BATH:** 6 X 3  
**BEDROOM:** 12 X 11  
**LANDING:** 16 X 15 (UPPER)  
**BEDROOM:** 15 X 13 (UPPER)  
**BEDROOM:** 15 X 12 (UPPER)  
**OFFICE:** 10 X 7  
**UTILITY:** 13 X 6

**YR. BUILT:** 1914  
**HEAT:** GHW  
**COOLING:** MINI SPLIT  
**WATER:** CITY  
**SEWER:** CITY  
**ROOF:** SHINGLE  
**DRIVEWAY:** CONCRETE  
**WATERHEATER:** GAS

**POSSESSION:** NEGOTIABLE  
**SQ FT AREA:** 2000  
**BASEMENT:** YES  
**GARAGE:** 2 CAR  
**DISHWASHER:** YES  
**FIREPLACE:** YES

**\*INFORMATION BELIEVED ACCURATE BUT NOT GUARANTEED!**