

SMITH'S **Realty Professionals Inc.**

348 Sycamore Ct. Bluffton, Ohio 45817
4 Bedrooms 3.5 Baths
\$474,900



AGENT:

LORRINDA SMITH

419-233-5362

TYPE: TWO STORY
LOT SIZE: .43
1/2 YR. TAXES: \$2,507.42
SCHOOLS: BLUFFTON
ZONING: RESIDENTIAL
EXTERIOR: BRICK & CEMENT BOARD
FOUNDATION: POURED

ROOMS:

KITCHEN: 14 X 13
DINING: 14 X 14
LIVING: 20 X 17
BEDROOM: 17 x 14
BEDROOM: 12 X 11
BEDROOM: 13 X 12
BEDROOM: 13 X 12
½ BATH: 5 X 4
BATH: 17 X 9
BATH: 8 X 5
BATH: 14 X 5
OFFICE: 14 X 12
MID LEVEL OFFICE: 12 X 12
FAMILY BASEMENT: 20 X 11
GAMEROOM: 19 X 14

YR. BUILT: 2004
HEAT: GFA (X2)
COOLING: CA
WATER: CITY
SEWER: CITY
ROOF: ASPHALT
LANDSCAPE: PROFESSIONAL
DRIVEWAY: CONCRETE
WATER HEATER: 1 GAS, 1 ELECTRIC

POSSESSION: @ CLOSING
SQ FT AREA: 2800
BASEMENT: PARTIAL FINISH
GARAGE: 3 CAR
APPLIANCES: REFRIGERATOR
WALL TYPE: DRY WALL
DISPOSAL: YES
DISHWASHER: YES
DRAPERIES: YES
FIREPLACE: YES- GAS
BUILT-INS: YES
PATIO: YES

INFORMATION BELIEVED ACCURATE BUT NOT GUARANTEED!



This exceptional property in the Riverbend subdivision offers a stunning natural setting with a winding sidewalk surrounded by lush landscaping, leading to a spacious foyer. Glass French doors open to a formal dining room and home office. A second home office with French doors on the mid-level, is perfect for work or relaxation. The living room boasts large windows overlooking the landscaped yard and Bluffton University Nature Preserve, where wildlife such as birds, rabbits, and deer can be observed. The full basement provides ample space for entertainment, including a family room, game room, and storage, making this home a one-of-a-kind sanctuary where nature is your view.