

# **SMITH'S** Realty Professionals Inc.

251 S. Lawn Ave. Bluffton, Ohio 45817  
4 Bedrooms, 1.5 Baths  
\$349,900



**AGENT:**

**LORRINDA SMITH**

**419-233-5362**

<p><b>TYPE: TWO STORY</b> <b>LOT SIZE: .418</b> <b>1/2 YR. TAXES: \$1,756.81</b> <b>SCHOOLS: BLUFFTON</b> <b>ZONING: RESIDENTIAL</b> <b>EXTERIOR: BRICK</b></p> <p><b>ROOMS:</b> <b>KITCHEN: 12 X 12</b> <b>EAT IN AREA: 11 X 10</b> <b>DINING: 16 X 15</b> <b>LIVING: 24 X 15</b> <b>OFFICE: 12 X 11</b> <b>½ BATH: 8 X 5</b> <b>LAUNDRY: 8 X 5</b> <b>MUD RM: 10 X 4</b> <b>BEDROOM: 17 X 12 (UPPER)</b> <b>BEDROOM: 15 X 12 (UPPER)</b> <b>BEDROOM: 12 X 12 (UPPER)</b> <b>BEDROOM: 12 X 9 (UPPER)</b> <b>LANDING: 12 X 11 (UPPER)</b></p>	<p><b>YR. BUILT: 1920</b> <b>HEAT: GHW</b> <b>COOLING: MINI SPLIT</b> <b>WATER: CITY</b> <b>SEWER: CITY</b> <b>WATER SOFTENER: YES</b></p> <p><b>POSSESSION: AT CLOSING</b> <b>SQ FT AREA: 2640</b> <b>BASEMENT: YES</b> <b>APPLIANCES: STOVE, REFRIG, WASHER, DRYER</b> <b>DISHWASHER: YES</b> <b>GARAGE: 1 CAR- 20 X 14</b> <b>OUTBUILDING: 54 X 36</b> <b>FIREPLACE: YES (GAS)</b></p>
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**\*INFORMATION BELIEVED ACCURATE BUT NOT GUARANTEED!**