

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

312 W. Elm St. Bluffton, Ohio 45817  
3 Bedrooms, 2 Baths  
\$249,000



**AGENT:**

**LORRINDA SMITH**

**419-233-5362**

**TYPE: RANCH**  
**CONSTRUCTION: FRAME**  
**LOT SIZE: .258**  
**1/2 YR. TAXES: \$1,002.98**  
**SCHOOLS: BLUFFTON**  
**ZONING: RESIDENTIAL**  
**EXTERIOR: ALUMINUM/VINYL**  
**FOUNDATION: BLOCK**

**ROOMS:**  
**LIVING ROOM: 18 X 14**  
**KITCHEN: 12 X 12**  
**FAMILY/DINING: 20 X 13**  
**FAMILY ROOM: 17 X 13**  
**BEDROOM: 12 X 10**  
**BEDROOM: 13 X 10**  
**BEDROOM: 13 X 9**  
**BASEMENT PLAY ROOM: 21 X 12**  
**COVERED PATIO: 21 X 13**  
**NEW OVERSIZED 2 CAR GARAGE: 25 X 23**

**YR. BUILT: 1952**  
**HEAT: GFA**  
**COOLING: CA**  
**WATER: CITY**  
**SEWER: CITY**  
**ROOF: SHINGLE**  
**DRIVEWAY: CONCRETE**

**POSSESSION: NEGOTIABLE**  
**SQ FT AREA: 1502**  
**BASEMENT: YES**  
**GARAGE: 2 CAR**  
**APPLIANCES: REFRIG, STOVE, DEEP FREEZER**  
**DISHWASHER: YES**  
**BUILT-INS: YES**  
**FIREPLACE: YES**  
**PATIO: YES**

**INFORMATION BELIEVED ACCURATE BUT NOT GUARANTEED!**