

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

**180 Hillcrest Bluffton, Ohio 45817**  
**4 Bedrooms, 2 Baths**  
**\$349,900**



**AGENT:**

**LARRY S. SMITH**

**419-230-7158**

**TYPE: RANCH**  
**CONSTRUCTION: FRAME**  
**LOT SIZE: .254**  
**1/2 YR. TAXES: TBD**  
**SCHOOLS: BLUFFTON**  
**ZONING: RESIDENTIAL**  
**EXTERIOR: VINYL**  
**FOUNDATION: BLOCK**

**ROOMS:**  
**KITCHEN/DINING: 21 X 16**  
**LIVING: 25 X 16**  
**BEDROOM: 16 X 14**  
**BEDROOM: 12 X 10**  
**BEDROOM: 12 X 10**  
**BEDROOM: 10 X 11**

**YR. BUILT: 2022**  
**HEAT: GFA**  
**COOLING: CA**  
**WATER: CITY**  
**SEWER: CITY**  
**ROOF: SHINGLE**  
**LANDSCAPE: YES**  
**WATER HEATER: GAS**  
**WATER SOFTENER: NO**

**POSSESSION: AT CLOSING**  
**SQ FT AREA: 1991**  
**CRAWL: YES**  
**GARAGE: 3 CAR**  
**APPLIANCES: STOVE, REFRIG.**  
**DISPOSAL: YES**  
**DISHWASHER: YES**  
**BUILT-INS: MICROWAVE**  
**FIREPLACE: NO**  
**PATIO: YES**



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