

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

1175 TR 28 Bluffton, Ohio 45817  
3-4 Bedrooms, 3 Baths  
\$319,900



**AGENT:**

**LARRY SMITH**

**419-230-7158**

<p><b>TYPE: RANCH</b> <b>CONSTRUCTION: MODULAR</b> <b>LOT SIZE: 2.21</b> <b>1/2 YR. TAXES: \$922.04</b> <b>SCHOOLS: CORY RAWSON</b> <b>ZONING: RESIDENTIAL</b> <b>EXTERIOR: VINYL</b> <b>FOUNDATION: POURED</b></p> <p><b>ROOMS:</b> <b>KITCHEN: 28 X 11</b> <b>LIVING: 20 X 11</b> <b>FAMILY: 17 X 11</b> <b>1/2 BATH: 5 X 5</b> <b>BATH: 7 X 5</b> <b>BEDROOM: 13 X 11</b> <b>BEDROOM: 13 X 11</b> <b>BEDROOM: 11 X 8</b> <b>UTILITY: 10 X 5</b></p>	<p><b>YR. BUILT: 1974</b> <b>HEAT: PFA</b> <b>COOLING: CA</b> <b>WATER: WELL</b> <b>SEWER: SEPTIC</b> <b>ROOF: SHINGLE</b> <b>WATER HEATER: ELEC.</b> <b>WATER SOFTENER: YES</b></p> <p><b>POSSESSION: NEGOTIABLE</b> <b>SQ FT AREA: 1412</b> <b>BASEMENT: YES</b> <b>GARAGE: 2.5 CAR ATTACHED</b> <b>BARN: 16 X 24</b> <b>SHED: 12 X 16</b> <b>APPLIANCES: STOVE, REFRIG, WASHER, DRYER, MICROWAVE</b> <b>DISHWASHER: YES</b></p>
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**\*INFORMATION BELIEVED ACCURATE BUT NOT GUARANTEED!**