

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

**3600 Township Rd. 27 Bluffton, Ohio 45817**  
**5 Bedrooms, 4 Baths**  
**\$695,000**



**AGENT:**

**LARRY SMITH**

**419-230-7158**

**TYPE: 1.5 STORY**  
**LOT SIZE: APPROX. 9 ACRES**  
**SCHOOLS: CORY RAWSON**  
**ZONING: RESIDENTIAL**  
**EXTERIOR: STONE**

**1ST FLOOR:**  
**KITCHEN: 19 X 13**  
**EAT IN AREA: 11 X 9**  
**FAMILY: 24 X 20**  
**BEDRM: 20 X 18**  
**BATH: 11 X 11**  
**BEDRM: 11 X 10**  
**BEDRM: 13 X 10**  
**BEDRM: 13 X 10**  
**BATH: 11 X 8**  
**BATH: 8 X 5**  
**LAUNDRY: 10 X 9**

**2ND FLOOR:**  
**LIVING: 25 X 13**  
**BEDRM: 13 X 11**  
**BATH: 8 X 5**

**YR. BUILT: 2003**  
**HEAT: PFA**  
**COOLING: CA**  
**WATER: WELL**  
**SEWER: SEPTIC**  
**ROOF: SHINGLE**  
**DRIVEWAY: BLACKTOP**

**POSSESSION: AT CLOSING**  
**SQ FT AREA: 3324**  
**BASEMENT: FINISHED**  
**GARAGE: 2 CAR ATTACHED**  
**BUILDING: 70 X 100**  
**APPLIANCES: STOVE, REFRIG.**  
**WASHER, DRYER, MICROWAVE**  
**DISHWASHER: YES**  
**DRAPERIES: YES**  
**FIREPLACE: YES**

**BASEMENT:**  
**ROOM: 24 X 14**  
**ROOM: 30 X 17**

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