

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

174 Bern St. Bluffton, Ohio 45817  
4 Bedrooms, 3 Baths  
\$264,900



**AGENT:**

**LEVI SMITH**

**419-303-3266**

**TYPE: 1.5 STORY**  
**CONSTRUCTION: FRAME**  
**LOT SIZE: .3357**  
**1/2 YR. TAXES: \$1,387.47**  
**SCHOOLS: BLUFFTON**  
**ZONING: RESIDENTIAL**  
**EXTERIOR: VINYL**  
**FOUNDATION: BLOCK/ POURED**

**ROOMS:**

**KITCHEN: 17 X 10**  
**DINING: 15 X 12**  
**FAMILY: 18 X 12**  
**LIVING: 22 X 12**  
**BATH: 9 X 8**  
**BATH: 8 X 7**  
**BATH: 10 X 5**  
**BEDROOM: 14 X 11**  
**BEDROOM: 15 X 12**  
**BEDROOM: 13 X 10**  
**BEDROOM: 16 X 16**

**YR. BUILT: 1978**  
**HEAT: GFA**  
**COOLING: CA**  
**WATER: CITY**  
**SEWER: CITY**  
**ROOF: SHINGLE**  
**DRIVEWAY: CONCRETE**  
**WATER HEATER: ELEC.**  
**WATER SOFTENER: YES**

**POSSESSION: AT CLOSING**  
**SQ FT AREA: 2472**  
**APPLIANCES: REFRIG, STOVE, WASHER, DRYER**  
**DISHWASHER: YES**  
**MICROWAVE: YES**  
**BASEMENT: YES**  
**GARAGE: NO**  
**DECK: YES**  
**PATIO: YES**  
**FIREPLACE: NO**