

SMITH'S

Realty Professionals Inc.

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Bluffton, Ohio 45817
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Branch Office
212 E. Main St.
Pandora, Ohio 45877
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469 RIVERBEND

BLUFFTON

\$424,900

4 BEDRMS

3 BATHS

TYPE: 1.5 STORY
CONSTRUCTION: FRAME
LOT SIZE: .652
BUILDER: DAVE LEE
1/2 YR. TAXES: 2,134.14
SCHOOLS: BLUFFTON
ZONING: RES
EXTERIOR: BRICK
FOUNDATION: POURED

YR. BUILT: 2001
HEAT: GFA (2)
COOLING: CA (2)
WATER: CITY
SEWER: CITY
ROOF: ASPHALT
LANDSCAPE: PROF.
DRIVEWAY: CEMENT
WATERHEATER: GAS (2)

ROOMS:

KITCHEN: 10X15 W/ 19X23 HEARTH ROOM
DINING: 12X17
GREAT ROOM: 17X19
ALL SEASON: 13X17
DEN: 12X13
BATH: 10X14
BATH: 7X7
BATH: 7X10 (UPPER)
BEDRM: 13X15
BEDRM: 14X14 (UPPER)
BEDRM: 14X14 (UPPER)
BEDRM: 12X15 (UPPER)
UTILITY: 7X12

POSSESSION: NEG
SQ FT AREA: 3617
BASEMENT: YES
GARAGE: 3 CAR
APPLIANCES: ALL BUILT IN APPLIANCES
DRAPERIES: YES
DISPOSAL: YES
DISHWASHER: YES
FIREPLACE: 1
PATIO: YES

AGENT:

LORRINDA SMITH

419-358-5450

COMMENTS: SURROUNDED BY NATURE, THIS SPECTACULAR HOME IS A BLUFFTON SHOWCASE! A CUSTOM OPEN OAK STAIRCASE IS THE FOCAL POINT OF THE LIVING AREAS. THE FINISHED ALL SEASON ROOM, GREAT ROOM, KITCHEN AND HEARTH ROOMS HAVE A PANORAMIC VIEW OF NATURE. SPECIAL FEATURES INCLUDE: CUSTOM HARDWOOD AND TILE FLOORS, CHERRY CABINETS IN THE KITCHEN, BUILT IN STORAGE AREAS THROUGHOUT. A FINISHED BASEMENT ADDS TO THE LIVING AREA. HOA FEE \$300.00 PER YEAR. A HOME WITH QUALITY WORKMANSHIP. LIVE