

# SMITH'S

Realty Professionals Inc.

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**22616 TR 51** **BLUFFTON** **\$349,000**  
**3 BEDRMS** **2.5 BATHS**

**TYPE: RANCH**  
**CONSTRUCTION: FRAME**  
**LOT SIZE: 5.09 ACRES**  
**BUILDER: ALEXANDER**  
**1/2 YR. TAXES: \$2190.75**  
**SCHOOLS: ADA**  
**ZONING: RESIDENTIAL**  
**EXTERIOR: BRICK**  
**FOUNDATION: POURED**  
**ROOMS:**  
**KITCHEN: 16 X 15**  
**DINING: 15 X 12**  
**FAMILY: 24 X 22**  
**LIVING: 16 X 13**  
**BATH: 13 X 12**  
**BATH: 10 X 7**  
**BATH: 7 X 3**  
**BEDRM: 21 X 16**  
**BEDRM: 13 X 11**  
**BEDRM: 15 X 12**  
**UTILITY: 8 X 7**

**YR. BUILT: 1992**  
**HEAT: GEO THERMAL**  
**COOLING: CENTRAL AIR**  
**WATER: WELL**  
**SEWER: SEPTIC**  
**ROOF: SHINGLE**  
**LANDSCAPE: YES**  
**DRIVEWAY: CONCRETE**  
**WATERHEATER: (2) ELECTRIC**  
**POSSESSION: NEGOTIABLE**  
**SQ FT AREA: 2730**  
**BASEMENT: FINISHED**  
**GARAGE: 2 CAR ATTACHED AND 2**  
**CAR DETACHED**  
**APPLIANCES: STOVE, REFRIG,**  
**WASHER, DRYER**  
**WALL TYPE: DRYWALL**  
**DRAPERIES: NO**  
**DISPOSAL: YES**  
**DISHWASHER: YES**  
**FIREPLACE: GAS**  
**PATIO: YES**

**AGENT: LARRY S. SMITH 419-358-1177**

**COMMENTS: THIS HOME FEATURES GEO THERMAL HEATING AND AIR**  
**CONDITIONING, HARDWOOD FLOORS, CATHEDRAL CEILINGS, GAS**