

BY OWNER

REALITY NETWORK®



Price: \$249,900

Address: 368 West Hills Way, Hamilton

Property

Covenants: No
Property Tax: \$1,276.00 for 2010
Land Size: 1.03 + 1.04 Ac.
Garage / Parking: Detached, Unfinished, 2 Car
Includes: To Be Determined

Road: Paved, County
Drinking Water: Private Well (unk ft, unk gpm)
Fencing: Partial

Legal: NE 1/4 of Section 22, Township 6 North, Range 21W, COS #103 AND 1553 (2 separate parcels) County of Ravalli, State of Montana

Residence

Built: 1970 **Bedrooms:** 3 **Bathrooms:** 2.5 **Sq. Ft.:** 2443 (Main: 1463, Above: 0, Below: 980)
Heat: Natural Gas Forced Air + Wood Burning Fireplace/Living Room **Fireplace:** Beautiful Fireplace With Insert
Includes: Refrigerator, Dishwasher, Stove, Washer, Dryer, Window Treatments

Directions

→ From Hamilton, West On Main
→ North On Ricketts Road To
→ West Hills Way
→ Home On Right

→ LOOK FOR SIGN

WONDERFUL HOME / STUNNING VIEWS

- Private, Serene Setting With Elevated Panoramic Views
- 2500 +/- Square Feet Home With Bonus Room
- Large Master Bedroom With Private Entry
- MAJOR Updating Throughout Home
- Natural Gas Forced Air Heat
- Beautiful Fireplace With Insert
- 3/4 Inch Solid Oak Flooring
- 2 SEPARATE Parcels With Irrigation
- Too Many Extras To Mention
- PRICED TO SELL
- BY APPOINTMENT ONLY

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Information is deemed to be correct but no guarantees are made by the real estate office, the agent, or the seller. All prospective buyers should perform their own independent investigation of all conditions related to a possible sale of this property.



MLS# 50775 / 20113963

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