

BY OWNER

REALITY NETWORK®



Price: \$385,000

Address: 365 Bear Creek Rd, Victor

Property

Covenants: Yes
Property Tax: \$1,088.00 for 2010
Land Size: 4.25 Acres
Garage / Parking: Attached Triple/Shop
Includes: RV Garage/Shop, Buried Owned Propane Tank, Underground Sprinklers

Road: Paved, County
Drinking Water: Private Well (98 ft, 60 gpm)
Fencing: Partial

Legal: Lot 3 Bear Creek Heights, COS #518238-C

Residence

Built: 2004
Bedrooms: 3
Bathrooms: 1
Heat: Propane Woodstove, Woodstove, Radiant Heat/Bathroom Electric
Includes: Electric Stove, Microwave Hood, Garage Door Opener, Window Treatments

Sq. Ft.: 1900 (Main: 1900, Above: 0, Below: 0)

Fireplace: Propane Woodstove In Living Room, Woodstove

HOME PLUS GREAT SHOP!

- 1900 Sq. Ft. Home
- Attached RV Garage/Shop
- 58x60 Building
- RV Garage/Shop Is Insulated
- 4.25 Acre Westside Parcel
- Tremendous Bear Creek Canyon Views
- Additional Building Site On The Property
- Current Structure Could Be Future Guest House
- Unfinished Loft Area
- Irrigation Stream On Property
- Easy Access - Close To Town With A Rural Feel

Directions

- From Highway 93
- West On Bear Creek To 365
- South Side Of Road

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**Andy and Teri
Polumsky**

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# 50568 / 20113173

VR182

BEAR CREEK HEIGHTS

A FIVE LOT SUBDIVISION LOCATED IN THE NW1/4 OF SECTION 13,
TOWNSHIP 7 NORTH, RANGE 21 WEST, PM,M, RAVALLI COUNTY, MONTANA

