



2040 S 10th Street W, Missoula, MT 59801

MLS #21811183

Fantastic opportunity. This 3 bedroom, 1.5 bathroom, 1300+ sqft home has plenty space to grow and play. Located less than a block from Franklin Park and Franklin school, and walking distance to the Good Food Store. There are tons of great features like extra high ceilings, large windows and chair rail accents. Home has been upgraded with new insulation throughout exterior walls that resulted in a 50% reduction in utility bills. Upper level features 3rd bedroom and space for a den or office. Detached three stall garage is insulated, heated and is wired for 220. Great place for your hobbies. Basement has plenty of storage, laundry room, furnace and hot water heater. Call Curtis Strohl at (406) 546-5359, or your real estate professional, to schedule a showing.

### Reports

Property Type	Residential	Listing Office	Eagen Real Estate License #:
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Days On Market	35
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### Contract Data

Property Sub-Type	Single Family Residence	Listing Date	08/28/2018
List Price	289,900	Agent Owned	No
List Price/SqFt	212.54	REO/Bank Owned	No

### Sold Data

Status	Closed	Potential Short Sale	No
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### General Property Description

Fin. Sq. Ft. Est.	1250 - 1500	Total Sq. Ft.	1,364
Total Sq Ft Basement (B)	768	Sq Ft Main Level (M)	1,090
Sq Ft 2nd Level (2)	274	Sq. Ft. Source	Public Records
Year Built	1960	Remodel/Updates	Remodeled/Updated
Style	1.5-2 Stories	Lot Size Estimate	Lot to .50
Lot Acres	0.15	Lot SqFt	6,500
Total Rooms	9	Total Bedrooms	3
Total Bathrooms	2	Total Full Baths	1
Total 3/4 Baths	0	Total Half Baths	1
Garage Type	Detached	Garage Stall	3
Waterfront	None	HOA	None

HOA Dues Amount	n/a
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### Legal and Taxes

Covenant	No	Zoning	R M 1 -45
Taxes	2,888.94	Tax Year	2017
Assessor Number	0006000588	Legal	DALY'S ADDITION # 2, S29, T13 N, R19 W, BLOCK 42, Lot 22 - 23

### Location

County	Missoula	City Limits	Yes
Directions	From downtown Missoula head south on Higgins Ave, Turn right onto S 3rd St W, Turn left onto S Johnson St, Turn right onto S 10th St W, home is on right.	Geocode	04220029249070000

### Details

<b>Basement:</b>	Full	<b>Cooling Type:</b>	A/C Window Unit
<b>Terms Of Sale:</b>	Cash; Conventional; Closing Entity: First American Title	<b>Roof:</b>	Asphalt Built-Up
<b>Possession:</b>	Closing	<b>Foundation:</b>	Poured Concrete
<b>Utilities:</b>	Cable TV Available; City Sewer; City Water; Electric; Gas; Internet; Telephone	<b>App./Equip. Included:</b>	Auto Gar. Door Opener; Dishwasher; Refrigerator
<b>Road Surface:</b>	Asphalt; Curbs; Sidewalks	<b>Energy Efficient:</b>	Insulation; Windows
		<b>Interior Features:</b>	Master Bedroom Main Floor; Smoke Detector

**Road Frontage:** City Street  
**Terrain:** Level  
**Construction:** Wood/Frame  
**Siding:** Asbestos  
**Heating Type:** Stove; Gas Forced Air; Gas Hot Water

**Exterior Features:** Deck; Paved Drive  
**Fencing:** Chain Link; Wood  
**How To Show:** Sign On Property

Room Name	Level	Length	Width	Remarks	Room Name	Level	Length	Width	Remarks
Living Room	Main				Bathroom	Main			
Dining Room	Main				Bathroom	Main			
Kitchen	Main				Bedroom	Second			
Mud Room	Main				Den	Second			Den/Study
Bedroom	Main				Laundry	Below Grade			
Master Bedroom	Main				Utility Room	Below Grade			
					Pantry	Below Grade			Walk In Pan./Storage

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