



2414 Garland Drive, Missoula, MT 59803

MLS #21807636

Home is bright and cheerful with tile entry, vaulted ceilings, professional faux painting in dining and living rooms, 2 gas fireplaces, 2" custom wood blinds and lots of windows including bayed window seat. Main floor features 3 bedrooms/2 full baths including spacious master bedroom with private bath and walk-in closet. Main floor utility/mud room off garage with utility sink and cabinetry. Large deck off dining room with views of Blue Mountain and awesome sunsets! Daylight basement is beautifully finished and features large family room with gas fireplace, 2 bedrooms, full bathroom with 5 1/2' jetted tub and large storage room with built-in shelving. Lots of closets/storage throughout home.

Reports

Property Type	Residential	Listing Office	Eagen Real Estate License #:
Days On Market	86		

Contract Data

Property Sub-Type	Single Family Residence	Listing Date	06/20/2018
List Price	389,900	Agent Owned	No
List Price/SqFt	137.77	REO/Bank Owned	No

Sold Data

Status	Closed	Potential Short Sale	No
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General Property Description

Fin. Sq. Ft. Est.	2500 - 3000	Total Sq. Ft.	2,830
Finished Sq Ft Basement (B)	1,363	Total Sq Ft Basement (B)	1,435
Sq Ft Main Level (M)	1,465	Sq. Ft. Source	Public Records
Year Built	1997	Remodel/Updates	Remodeled/Updated
Style	Tri/Multi Level	Lot Size Estimate	Lot to .50
Lot Acres	0.28	Lot SqFt	12,284
Total Bedrooms	5	Total Bathrooms	3
Total Full Baths	3	Total 3/4 Baths	0
Total Half Baths	0	Garage Type	Attached
Garage Stall	2	Waterfront	None
HOA	None	HOA Dues Amount	0

Legal and Taxes

Covenant	Yes	Zoning	Res
Taxes	3,793	Tax Year	2017
Assessor Number	0003301603	Legal	PHEASANT RUN - PHASE 1 012, S06, T12 N, R19 W, Lot 19

Location

County	Missoula	Directions	From downtown Missoula, south on S Higgins Ave, Slight right onto Brooks St, Turn left onto 39th St, Turn left onto 39th St, Turn left onto Garland Dr, 2414 Garland is on the left
Geocode	04209306220190000		

Details

Basement:	Daylight; Full; Full Finished	Roof:	Composition
Terms Of Sale:	Cash; Conventional; Closing Entity: FATCO	Foundation:	Poured Concrete
Possession:	Closing	App./Equip. Included:	Auto Gar. Door Opener; Dishwasher; Disposal; Dryer; Microwave; Range; Refrigerator; Washer; Water Softener: Own
Utilities:	Cable TV Available; City Sewer; City Water; Electric; Gas; Internet; Telephone	Interior Features:	Fireplace; Master Bedroom Main Floor; Number of Fireplaces: 2
Road Frontage:	City Street	Exterior Features:	Deck
Views:	Mountains		
Construction:	Wood/Frame		

5/15/2020

flexmls Web

Siding: Masonite
Heating Type: Gas Forced Air; Gas Hot Water
Cooling Type: A/C Central Air

Fencing: Chain Link
How To Show: Sign On Property
Remodel / Updates: Finished Basement
Documents On File: Covenants

Room Name	Level	Length	Width	Remarks	Room Name	Level	Length	Width	Remarks
Family Room	Main			with gas fireplace	Laundry	Main			
Kitchen	Main			Kitchen Dining Combo	Bedroom	Below Grade			No. of Rooms: 2 with gas fireplace
Master Bedroom	Main			with full bathroom	Family Room	Below Grade			
Bedroom	Main			No. of Rooms: 2	Bathroom	Below Grade			with jetted bath
Bathroom	Main			Full Bathroom	Mechanical	Below Grade			

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