



72804 Williams Way, Arlee, MT 59821

MLS #21908863

Gorgeous custom home on 2.5 acres with 360 degree mountain views only 17 minutes to Missoula! 4 bedroom 3 bathroom home with a large detached 36x44 shop! Beautiful horse property with irrigation rights to boot! Large kitchen with stainless appliances, double oven, bar seating, computer desk, and convenient walk in pantry. Main level has laundry, mudroom, and tons of storage!! Huge living room with floor to ceiling river rock fireplace next to the large picture windows with the Mission Mountains as a backdrop. The master bathroom is located on the main floor and has a walk in closet, jetted tub and custom tile work in shower. Downstairs has a bonus room which is being used as an office. The upper level has 3 bedrooms and a full bathroom. All bedrooms have walk in closets

### Reports

Property Type	Residential	Listing Office	Eagen Real Estate License #:
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Days On Market	187
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### Contract Data

Property Sub-Type	Single Family Residence	Listing Date	06/06/2019
List Price	399,900	Agent Owned	No
List Price/SqFt	114.39	REO/Bank Owned	No
Short Sale	No	Status	Pending

### General Property Description

Fin. Sq. Ft. Est.	Over 3000	Total Sq. Ft.	3,496
Sq Ft Main Level (M)	2,400	Sq Ft 2nd Level (2)	898
Sq. Ft. Source	Public Records	Year Built	2006
Remodel/Updates	Remodeled/Updated	Style	1.5-2 Stories
Lot Size Estimate	1.1-3.0	Lot Acres	2.54
Lot SqFt	110,642	Total Bedrooms	4
Total Bathrooms	3	Total Full Baths	3
Total 3/4 Baths	0	Total Half Baths	0
Garage Type	Attached	Garage Stall	3
Garage Description	3 attached	Waterfront	None
HOA	None	HOA Dues Amount	0

### Legal and Taxes

Covenant	Yes	Zoning	n/a
Taxes	4,019.16	Tax Year	2018
Assessor Number	0000011809	Legal	S07, T16 N, R19 W, BROWN'S ESTATE 1 LOT 5B (2.542 AC)

School District	District No. JT&8
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### Location

County	Lake	Geocode	15253607201120000
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### Details

<b>Terms Of Sale:</b>	Cash; Closing Entity: FATCO; Conventional	<b>HVAC:</b>	Gas Forced Air; Propane
<b>Utilities:</b>	Internet; Septic System; Telephone; Well	<b>Interior Features:</b>	Fireplace; Master Bedroom Main Floor
<b>Road Surface:</b>	Gravel	<b>Exterior Features:</b>	Fence; Landscaped; Other(1): Irrigation
<b>Road Frontage:</b>	Private	<b>Possession:</b>	Closing
<b>Views:</b>	Mountains	<b>Sign:</b>	Sign On Property
<b>Terrain:</b>	Level	<b>Special Features:</b>	Horse Property
<b>Construction:</b>	Wood/Frame	<b>Outbuildings:</b>	Corrals; Shop; Other: 36x44 shop
<b>Siding:</b>	Other: LAP	<b>Fencing:</b>	Barbed Wire; Perimeter

<b>Roof:</b>	Composition	<b>Adjacent Owners:</b>	Private
<b>Foundation:</b>	Poured Concrete		
<b>Basement:</b>	Crawl Space		
<b>App./Equip. Included:</b>	Auto Gar. Door Opener; Dishwasher; Microwave; Propane Tank: Lease; Range; Refrigerator; Other: DBL Ovens		

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