



9350 Keegan Trail, Missoula, MT 59808

MLS #21914788

Charming cedar sided home in a secluded Grant Creek neighborhood. Only minutes from downtown Missoula and minutes from Snowbowl Ski area. This home is a dream with plenty of space; indoors and out. The main level is welcoming with it's open kitchen with new appliances. There are two living areas, both with brick fireplaces. One is adjacent to the kitchen with a vaulted ceiling, over-sized windows, and serene wooded views and other is cozy for more private entertaining. One bedroom and bath are also on the main level. Upstairs has 3 bedrooms, including the master suite with private bathroom and walk-in closet. There are nearly 2 acres for privacy and wildlife viewing with an adjacent 18 acres of common wooded area. Dark Horse creek runs through the property.

Reports

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|----------------|-------------|----------------|---------------------------------|
| Property Type | Residential | Listing Office | Eagen Real Estate License #: |
| Days On Market | 56 | | |

Contract Data

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|-------------------|-------------------------|----------------|------------|
| Property Sub-Type | Single Family Residence | Listing Date | 08/30/2019 |
| List Price | 569,900 | Agent Owned | No |
| List Price/SqFt | 174.39 | REO/Bank Owned | No |

Sold Data

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|--------|--------|----------------------|----|
| Status | Closed | Potential Short Sale | No |
|--------|--------|----------------------|----|

General Property Description

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|--------------------------|------------------|----------------------|-------------------|
| Fin. Sq. Ft. Est. | 2000 - 2500 | Total Sq. Ft. | 3,268 |
| Total Sq Ft Basement (B) | 836 | Sq Ft Main Level (M) | 1,596 |
| Sq Ft 2nd Level (2) | 836 | Sq. Ft. Source | Public Records |
| Year Built | 1982 | Remodel/Updates | Remodeled/Updated |
| Style | 1.5-2 Stories | Lot Size Estimate | 1.1-3.0 |
| Lot Acres | 1.91 | Lot SqFt | 83,156 |
| Total Bedrooms | 4 | Total Bathrooms | 3 |
| Total Full Baths | 2 | Total 3/4 Baths | 1 |
| Total Half Baths | 0 | Garage Type | Attached |
| Garage Stall | 2 | Waterfront | Non-Navigable |
| Waterfront Name | Dark Horse Creek | Waterfront Footage | undetermined |
| HOA | None | HOA Dues Amount | n/a |

Legal and Taxes

| | | | |
|-----------------|------------|----------|---|
| Covenant | Yes | Zoning | C-RR1 |
| Taxes | 4,669.78 | Tax Year | 2018 |
| Assessor Number | 0001102201 | Legal | GRANTLAND # 07, S21, T14 N, R19 W, Lot 53 |

Location

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|--------|----------|------------|---|
| County | Missoula | Directions | From downtown Missoula, head north on Orange St, At the traffic circle, take the 2nd exit, Merge onto I-90 W, Take exit 101 for US-93, Turn right onto Grant Creek Rd, Turn left onto Snow Bowl Rd, Slight left onto Keegan Trail, Destination will be on the left. |
|--------|----------|------------|---|

Geocode 04232621207030000

Details

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| Basement: | Partial; Unfinished | Cooling Type: | A/C Central Air |
| Terms Of Sale: | Cash; Conventional; Closing Entity: First American | Roof: | Composition |
| Possession: | Closing | Foundation: | Poured Concrete |
| Utilities: | Cable TV Available; Electric; Gas; Internet; | App./Equip. Included: | Auto Gar. Door Opener; Dishwasher; Disposal; Range; Refrigerator; Window Treatment |

5/15/2020

flexmls Web

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|-----------------------|-------------------------------|---------------------------|--|
| Road Surface: | Septic System; Well | Interior Features: | Fireplace; Skylights; Smoke Detector; Vaulted Ceilings |
| Road Frontage: | Asphalt | Exterior Features: | Deck; Hot Tub; Patio; Underground Sprinklers |
| Views: | City Street | Outbuildings: | Shed(s) |
| Surface Water: | River/Stream/Creek; Trees | Fencing: | None |
| Terrain: | Stream/Creek(s) | Trees: | Heavily Wooded |
| Construction: | Level | Adjacent Owners: | Private |
| Siding: | Wood/Frame | How To Show: | Sign On Property |
| Heating Type: | Cedar | | |
| | Gas Forced Air; Gas Hot Water | | |

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