



MONTANA DREAM HOME

\$ 799,000



19005 ARABIAN DRIVE, FRENCHTOWN, MT

- 3 BEDROOMS, 3.5 BATHS
- 4,260 SQUARE FEET
- 11.66 ACRES
- UNIQUE FEATURES: SOLD TURN-KEY, MOVE RIGHT IN! PROPERTY IS FENCED AND CROSS-FENCED FOR HORSES.



FOR MORE INFORMATION PLEASE EMAIL INFO@CMPMONTANA.COM
AND REFER TO CMP#1-904523M

PRESENTED EXCLUSIVELY BY: CLEARWATER MONTANA PROPERTIES, INC.
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THIS IS A SPECTACULAR SETTING FOR THIS STUNNING 3 BEDROOM 3.5 BATH LOG SIDED HOME. THIS BEAUTIFUL HOME FEATURES LOG INTERIOR ACCENTS, ARCHED DOORWAYS, VAULTED CEILINGS, COUNTRY KITCHEN, HICKORY CABINETS AND FLOORING, TILE COUNTERTOPS AND LARGE ISLAND WITH JENN AIR RANGE. ENJOY YOUR PRIVACY FROM THE WRAP AROUND DECK. THE HOME BORDERS STATE LAND SO HUNTING AND OTHER OUTDOOR ACTIVITIES ARE UNLIMITED. THE 11.66 ACRES ARE FENCED AND CROSSED FENCED FOR HORSES OR OTHER LIVESTOCK. MINUTES TO FRENCHTOWN POND AND GOLF COURSE. 15 MINUTES TO THE MISSOULA AIRPORT.

ADDITIONAL PROPERTY INFORMATION

IMPROVEMENTS - RESIDENCE:

SQUARE FOOTAGE: 4,260 SQ FT

BEDROOMS: 3

BATHROOMS: 3.5

YEAR BUILT: 1994

WATER: COMMUNITY WATER

SEWER: PRIVATE SEPTIC

UTILITIES: ELECTRICITY, PHONE

HEAT SOURCE: PROPANE, WOOD

APPLIANCES INCLUDED: RANGE, MICROWAVE,

DISHWASHER, REFRIGERATOR, AUTO GARAGE

DOOR OPENER, SATELLITE DISH, WINDOW

TREATMENTS, WASHER, DRYER

GARAGE: 2 CAR, ATTACHED

OUTSIDE FEATURES: PATIO, DECK, PAVED

DRIVE, LANDSCAPED, TREES, OUTBUILDINGS,

FENCING

OTHER: ONE BONUS ROOM

TERMS: CASH

ACRES: 11.66 AC

TAXES: \$3961/2008

LEGAL: LOT 57, SORRELL SPRINGS

GEOCODE: 04242821302010000

CCR'S: COVENANTS

HOA DUES: \$500/YR

OTHER PERTINENT INFO: POSSIBILITY TO
SUBDIVIDE LOT ONE TIME.