



VIEWS FROM MANSION HEIGHTS

\$375,000



5214 LAREE CT. • MISSOULA, MT

- 4 BEDROOMS, 2 BATHS
- 2800+/- SQUARE FEET
- LOT SIZE 110X120 BORDERING COMMON AREA
- UNIQUE FEATURES: VERY WELL MAINTAINED MULTI-LEVEL HOME IN MANSION HEIGHTS. PROFESSIONALLY LANDSCAPED WITH WATERFALL AND AWESOME VIEWS OF THE MISSOULA VALLEY.

FOR MORE INFORMATION PLEASE CALL 1-800-577-3013 AND REFER TO CMP# 1-10002299M



CLEARWATER MONTANA PROPERTIES, INC.

1-800-577-3013

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SPECTACULAR VIEWS FROM THIS UPHILL LOT IN MANSION HEIGHTS. WELL-MAINTAINED MULTI-LEVEL HOME WITH LIVING ROOM AND LOWER LEVEL FAMILY ROOM PLUS DOUBLE GARAGE. PROFESSIONALLY LANDSCAPED WITH UNDERGROUND SPRINKLERS, WATERFALL, AND ROCK GARDEN. CONVENIENT PATIO LOCATION OFF OF KITCHEN FOR OUTDOOR ENTERTAINING. SOME TILE FLOORING, ROCK GAS FIREPLACE IN LIVING ROOM, SPACIOUS MASTER SUITE. THE HOT TUB IS INCLUDED AND IS READY FOR YOU TO SOAK AWAY YOUR CARES WHILE ADMIRING THE LIGHTS OF MISSOULA.



ADDITIONAL PROPERTY INFORMATION

IMPROVEMENTS - RESIDENCE:

LEGAL: LOT 63 MANSION HEIGHTS

PARCEL SIZE: 110X120 FT.

YEAR BUILT: 2003

SQUARE FOOTAGE: 2800+/-

BEDROOMS: 4

BATHROOMS: 2

**HEAT SOURCE: NATURAL GAS FURNACE WITH
ROCK FIREPLACE IN LIVING ROOM**

GARAGE: DOUBLE ATTACHED

TERMS: CASH TO SELLER

TAXES: \$4018 (2009)

COVENANTS: YES

HOA DUES: \$500/YEAR

**PERSONAL PROPERTY INCLUDED: RANGE,
DISHWASHER, HOT TUB**

**CO-LISTED WITH KASEY McNULTY-LAMBROS,
ERA**