

# BY OWNER

REALITY NETWORK®



**Price: \$780,000**

**Address: 1165 Hamilton Hts Rd, Corvallis**

### Property

**Covenants:** Yes

**Property Tax:** \$1,026.16 for 2006

**Land Size:** 52.02 Acres

**Garage / Parking:** Double Detached

**Includes:** No Personal Property

**Road:** County, Paved

**Drinking Water:** Private Well (unk ft, 5 gpm)

**Fencing:** Yes

**Legal:** Index 16 and 20, SE 1/4 of Section 13, T6N, R20W

### Residence

**Built:** 1979

**Bedrooms:** 4

**Bathrooms:** 2.75

**Sq. Ft.:** 3080 ( Main: 1624, Above: 1456, Below: 0 )

**Heat:** Electric Baseboard, Wood

**Fireplace:** Fireplace In Living Room, Woodstove In Kitchen

**Includes:** Refrigerator, Range, Washer, Dryer, Dishwasher

### Directions

- East On Hamilton Heights
- East To Weber Heights Road
- First Driveway East Of Weber Heights Rd

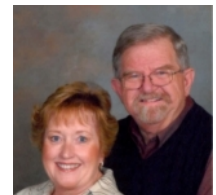
## MONTANA OPEN SPACE!

- Top Of The World Views
- Grizzly Log Modular Home On Full Basement
- Indoor Resistance Swimming Pool
- Attached Greenhouse
- 16'x20' Shop
- 30'x40' Quonset Building
- Close To Town
- Conservation Easement Protects Open Space
- Seasonal Tributary Of Calf Creek On Property
- Comfortable, Roomy Home
- Ideal For The Gentleman Rancher

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**Andy & Teri  
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Information is deemed to be correct but no guarantees are made by the real estate office, the agent, or the seller. All prospective buyers should perform their own independent investigation of all conditions related to a possible sale of this property.



**MLS# 42035 / 708739**

**CR275**

