



**Price: \$590,000      Address: 303 Wyant Lane, Hamilton**

**Property**

**Covenants:** Yes  
**Property Tax:** \$3,024.00 for 2016  
**Land Size:** 3.01  
**Garage / Parking:** Finished 2 Car Attached  
**Includes:** Pond With Multi Level Water Fall

**Road:** County / Asphalt  
**Drinking Water:** Private Well ( 113 ft, 3 gpm )  
**Fencing:** Perimeter

**Legal:** Section 27, Township 06 North, Range 21 West, In  
 SESW Index 62, CS # 4964-So Parcel A 3.01 Acres,  
 County of Ravalli, State of Montana

**Residence**

**Built:** 1999      **Bedrooms:** 3      **Bathrooms:** 4      **Sq. Ft.:** 3890 ( Main: 1624, Above: 2266, Below: 0 )  
**Heat:** N G Forced Air / 2 Furnaces And 2 Complete Systems      **Fireplace:** 3 Fireplaces / 1 Wood Burning Stove  
**Includes:** Refrigerator, N G Stove/Oven, Washer, Dryer, Dishwasher, Window Treatments, Trash Compactor

**Directions**

- FROM HAMILTON
- WEST ON MAIN
- SOUTH ON WESTSIDE ROAD
- WEST ON WYANT LANE
- HOME ON SOUTH SIDE OF WYANT LANE
- LOOK FOR SIGNS

**"TOUR OF HOMES' ELEGANCE**

- ALMOST 4000 HIGH QUALITY SQ FT
- 3 BEDROOMS / 2 BONUS ROOMS
- 4 BEAUTIFUL BATHROOMS
- MANY RECENT UPGRADES
- 3.01 PRIVATE, QUIET ACRES
- U G SPRINKLERS
- 2 PRIVATE WATER WELLS
- PROFESSIONALLY LANDSCAPED
- POND WITH MULTI LEVEL WATER FALL
- VIEWS OF THE BITTERROOT MOUNTAINS
- TWO SEPARATE FINISHED ATTACHED 2 CAR GARAGE

**BY OWNER**  
REALITY NETWORK®



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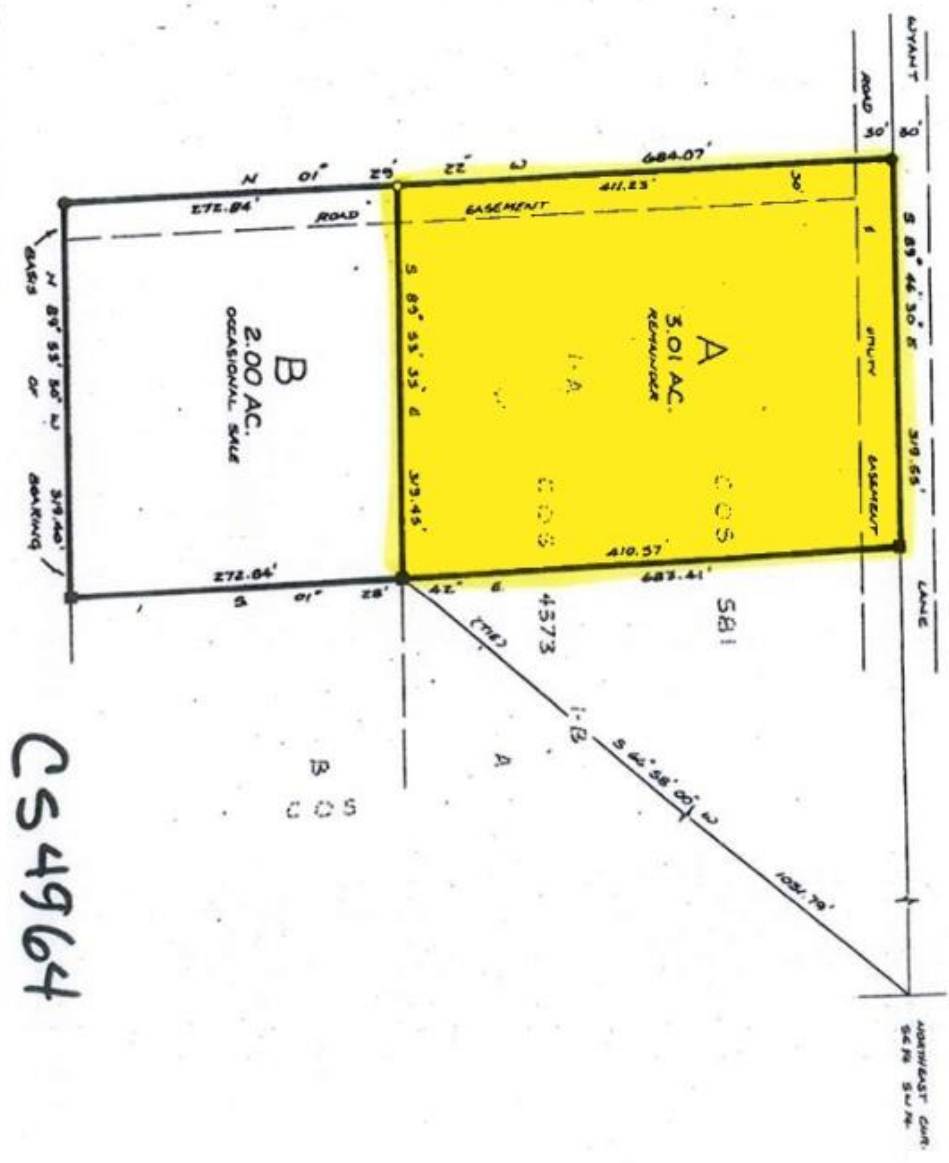
**Douglas C. McLaren**

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.



Pt. SE 3/4 Sec. 27, T6N, R21W

This sketch is provided, without charge, for your information. It is not to show all matters related to the property including but not limited to, area, dimensions, easements, encroachments or location of boundaries. It is not a part of, nor does it modify the commitment or policy to which it is attached. The company assumes NO LIABILITY for any matter related to this sketch. Reference should be made to an accurate survey for further information.



CS4964

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