



Price: \$260,000 Address: 389 Zimmerman Lane, Hamilton

Property

Covenants: Yes
Property Tax: \$1,641.00 for 2016
Land Size: 117' X 163'
Garage / Parking: Attached, 2 Car Finished
Includes: 2 Outbuildings

Road: County / Asphalt
Drinking Water: Private Well (unk ft, unk gpm)
Fencing: Chain Link - Back Yard

Legal: Zimmerman Addition, Section 31, Township 06 North, Range 20 West, Lot 006, 20909 Square Feet, Also Pt Alley Closed PF# 6056, County of Ravalli, State of Montana

Residence

Built: 1970 **Bedrooms:** 3 **Bathrooms:** 2 **Sq. Ft.:** 3092 (Main: 1546, Above: 0, Below: 1546)
Heat: Natural Gas Hot Water Baseboard **Fireplace:** 2 Fireplaces - One On Each Level
Includes: Rferigerator, Stove, Washer, Dryer, Window Treatments

Directions

- FROM HAMILTON
- GO SOUTH ON HWY 93
- GO EAST ON LEWIS LANE
- GO SOUTH ON ZIMMERMAN LANE

- HOME ON RIGHT -- LOOK FOR SIGN

COMFORTABLE AFFORDABLE LIVING

- OVER 3000 SQUARE FEET OF COMFORT
- 3 BEDROOMS - 2 BATHS
- WELL MAINTAINED
- NATURAL GAS HOT WATER BASEBOARD HEAT
- 0.480 ACRES WITH GORGEOUS WEST VIEWS
- LANDSCAPED WITH UNDERGROUND SPRINKLERS
- PRIVATE BACK YARD
- NEWER ROOF
- ONLY MINUTES TO HAMILTON
- VACANT-IMMEDIATE OCCUPANCY!
- PRICED TO SELL FAST!



Office: 363-1606
 410 A North 1st St / Hamilton, MT 59840
 Website: www.ByOwnerHamilton.com
 email: Info@HomesforSaleHamilton.com

Agent: 642-3210 hm; 369-2002
 email: info@ByOwnerHamilton.com



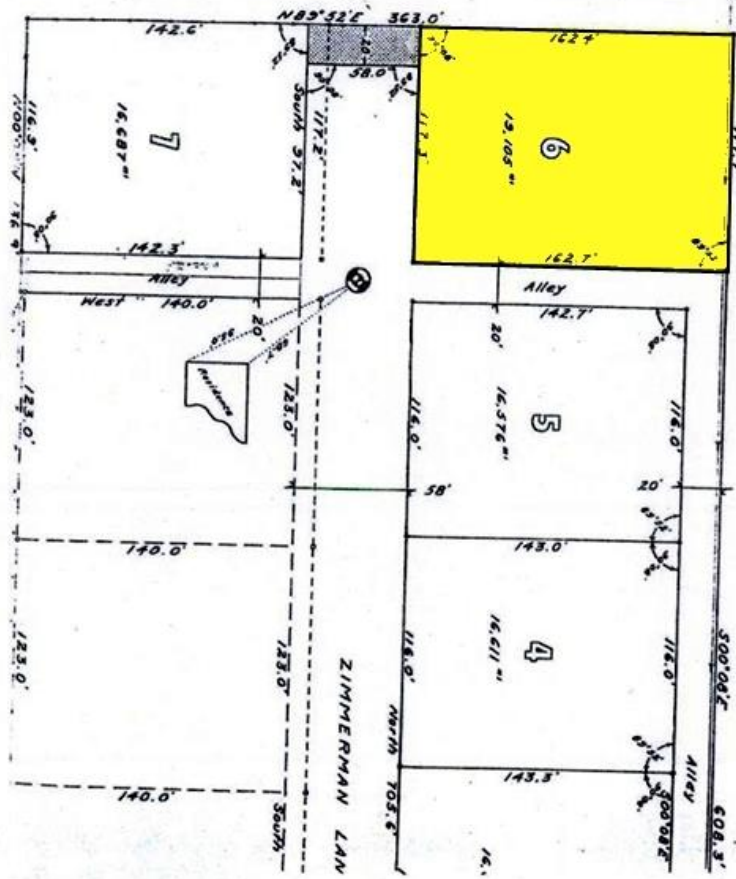
Douglas C. McLaren

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.



BvBOR# 60957, Regional# 21707750 HR589

This sketch is provided, without charge, for your information. It is not intended 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.



This Plat was supplied by a Title Company as part of a Preliminary Listing Package. Occasionally additional or different information is revealed during a Final Title Search which could modify or replace it. Final Title Searches are conducted after the property goes under contract. At that time, if any additional documents are revealed which are of concern to you, you may cancel the contract with no penalty.