



**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  
**Heat:** Natural Gas Hot Water Baseboard  
**Includes:** Rferigerator, Stove, Washer, Dryer, Window Treatments

**Bedrooms:** 3      **Bathrooms:** 2

**Sq. Ft.:** 3092 ( Main: 1546, Above: 0, Below: 1546 )  
**Fireplace:** 2 Fireplaces - One On Each Level

**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
  
- PRICED TO SELL FAST!

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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.



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