



Price: \$290,000 Address: 196 Ricketts Road, Hamilton

Property

Covenants: Yes
Property Tax: \$1,431.70 for 2016
Land Size: 1.1 Acre
Garage / Parking: Carport, Car Storage In Barn
Includes: Barn/Garage, Storage/Shop Building, Free-Standing Deck, Underground Sprinklers In Back Yard

Road: Paved, County
Drinking Water: Private Well (46 ft, 80 gpm)
Fencing: Yes

Legal: Parcel A Certificate of Survey #615523-R

Residence

Built: 1920 - Updates Throughout
Heat: Natural Gas Forced Air
Includes: Refrigerator, Dishwasher, Cooktop, Wall Oven, Washer, Dryer, Window Treatments

Bedrooms: 4 **Bathrooms:** 2

Sq. Ft.: 3333 (Main: 1632, Above: 819, Below: 882)
Fireplace: Fireplace In Living Room

Directions

- West Main To Ricketts
- Follow North To 196
- East Side Of Road

VICTORIAN CHARM IN THE COUNTRY!

- Spacious Modified Craftsman Style With Victorian Interior
- Many, Many Upgrades
- 2010 New Plumbing And Fixtures, 2011 Well, 2012 Septic
- Tile Roof, On-Demand Water Heater
- Formal Dining Room Plus Kitchen Breakfast Room
- Office/Study Off Master Bedroom
- Wood Floors
- Glass Enclosed Sun Porch
- 1.1 Acre Parcel - Underground Sprinklers In Back Yard
- Laundry Room/Mud Room
- Peaceful Rural Setting

BY OWNER
REALITY NETWORK®

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

Agent: 961-3297 hm; 546-5801
 email: info@ByOwnerHamilton.com



Andy and Teri Polumsky

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.



