

**Price: \$549,000      Address: 218 Catydid Lane, Hamilton**

**Property**

**Covenants:** Yes  
**Property Tax:** \$3,376.47 for 2016  
**Land Size:** 2 Acres  
**Garage / Parking:** Attached Double  
**Includes:** Underground Sprinklers, Detached 28x36 Finished And Heated Garage/Shop

**Road:** Private, Dirt  
**Drinking Water:** Private Well ( 75 ft, 15 gpm )  
**Fencing:** Garden Area

**Legal:** Lot 4 Catydid Estates

**Residence**

**Built:** 1997      **Bedrooms:** 4      **Bathrooms:** 3  
**Heat:** Propane Forced Air, Air Exchanger  
**Includes:** Auto Garage Openers, Central Vacuum, Dishwasher, Microwave, Range Hood, Refrigerator, Separate Oven/Cooktop, Washer, Dryer, Water Treatment System

**Sq. Ft.:** 4738 ( Main: 2389, Above: 0, Below: 2349 )  
**Fireplace:** 4 - 2 Wood Burning, 2 Gas

**Directions**

- West Main To Westside Road
- South To Nighthawk
- West To Catydid
- North To Last House On Right

**ESCAPE THE ORDINARY!**

- Beautiful Setting For This Delightful And Meticulous Home
- Spacious Floorplan With 4738 Sq. Ft. Of Living Space
- Radius Corners And Cherry Wood Throughout
- Perfect For Entertaining-Cook's Kitchen, Formal Dining
- Large Wrap-Round Deck - Engineered Azek Decking
- Finished Walkout Basement - Could Be Separate Apartment
- Attached Garage Plus 28x36 Finished, Heated Garage/Shop
- Central Vacuum And Air Exchange
- 3 Fireplaces (1 Wood, 2 Gas), Woodstove
- Shop Area In Basement
- Landscaped With UG Sprinklers And Drip System



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**Andy and Teri  
Polumsky**

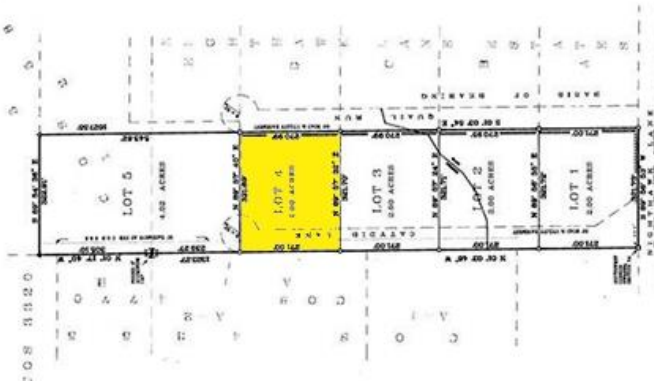
Information is deemed to be correct but no guarantees are made by the real estate office, the agent, or the seller. All prospective buyers should perform their own independent investigation of all conditions related to a possible sale of this property.



**BvBOR# 61331, Regional# 21710926 HR595**

A PORTION OF THE SE¼  
SECTION 27 & THE NE¼  
SECTION 34, T6N, R21W, P.M.M.,  
RAVALLI COUNTY, MONTANA

SUBDIVISION PLAT OF  
CATYDID ESTATES



**NOTICE TO THE BUYER**  
The plat is subject to all existing mortgages, liens, and other encumbrances, and the buyer is advised to investigate the same before purchasing. The plat is also subject to all laws and regulations of the State of Montana and the County of Ravalli.

**NOTICE TO THE SELLER**  
The seller warrants that the plat is a true and correct representation of the land being sold, and that the same is free from all liens and encumbrances, except as shown on this plat.

**NOTICE TO THE COUNTY**  
The plat is subject to all laws and regulations of the State of Montana and the County of Ravalli, and the seller warrants that the same is in compliance with all such laws and regulations.



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CATYDID ESTATES  
RAVALLI COUNTY, MONTANA  
SHEET 1 OF 1

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.