

BY OWNER

REALITY NETWORK®



Price: \$769,000

Address: 1011 Timber Point Lane, Hamilton

Property

Covenants: Yes
Property Tax: \$1,893.38 for 2018
Land Size: 12.47 Acres
Garage / Parking: Double Garage - Attached
Includes: Storage Shed, Dog Kennel, Underground Sprinklers, 36x72 3-Bay Shop - 2 Bays Heated And Insulated

Road: Paved, Private
Drinking Water: Private Well (43 ft, 24 gpm)
Fencing: Yes

Legal: Lots 1 and 2 Roaring Lion Estates

Residence

Built: 1974-12014
Heat: Forced Air, Propane, Electric, Wood
Includes: Refrigerator, Gas Range, Microwave Hood, Dishwasher, Washer, Dryer, Window Treatments, Auto Garage Door Openers, Central Air Conditioning

Bedrooms: 4
Bathrooms: 2

Sq. Ft.: 2710 (Main: 1970, Above: 740, Below: 0)

Fireplace: Woodstoves In Living Room And Den

Directions

- From Hamilton South On Highway 93
- West On Roaring Lion Road
- Timber Point Lane Is First Left
- Follow To End

WESTSIDE HAVEN

- Delightfully Remodeled Home
- Two Separate Deeds Totaling 12.47 Acres
- Irrigation Rights, Pond And Irrigation Ditch
- Property Fenced For Horses
- Front Porch And Two Decks
- Wonderful Kitchen
- Attached Double Garage
- 36x72 3-Bay Shop - 2 Bays Insulated And Heated
- Master Suite On Main Level
- Paved Road Access
- Just Minutes From Town

BY OWNER
REALITY NETWORK®



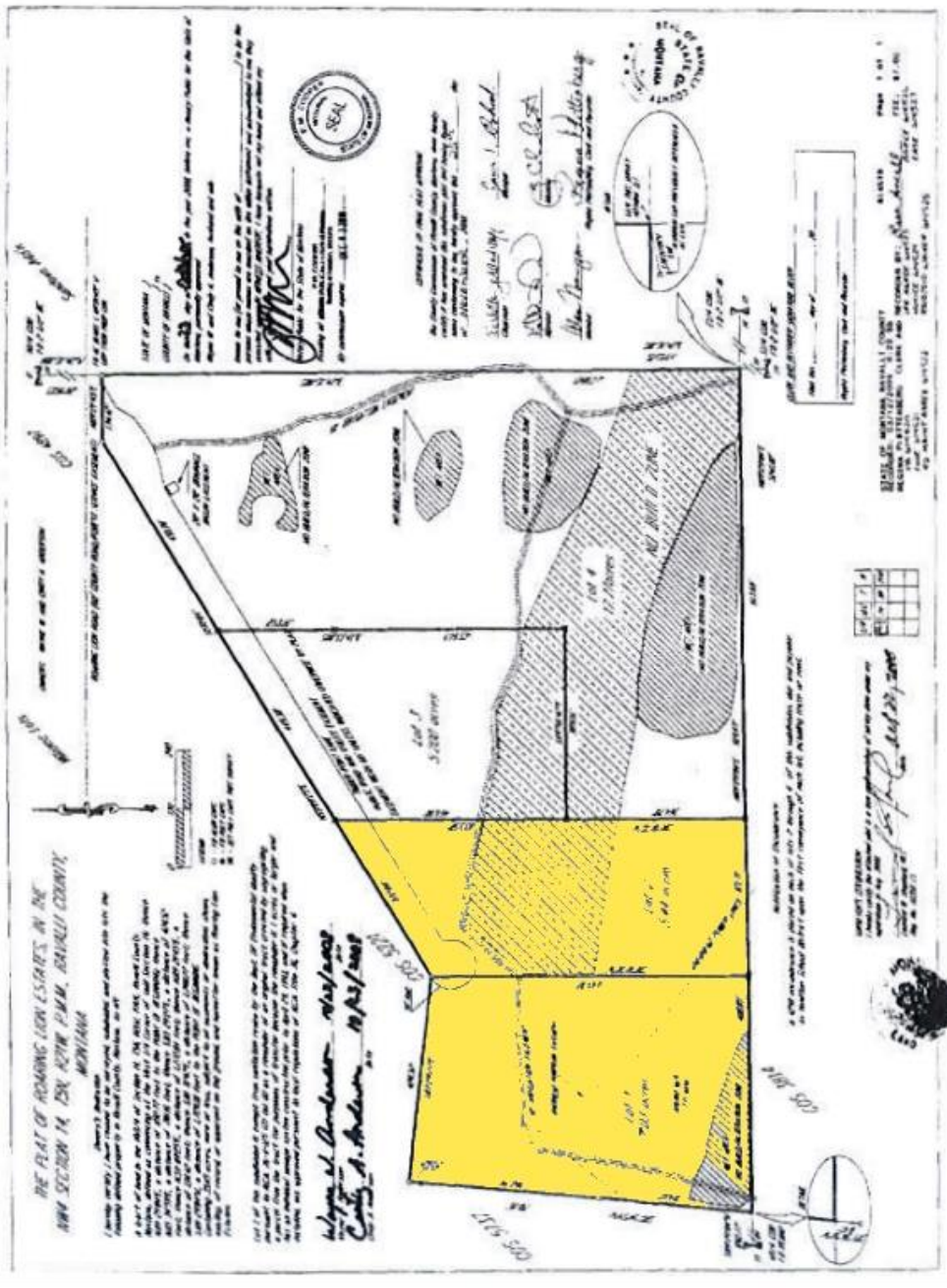
Office: (406) 363-1606
410 A North 1st St / Hamilton, MT 59840
Website: www.ByOwnerHamilton.com
email: Info@HomesforSaleHamilton.com
Agent: (406) 546-5801 cell
email: info@ByOwnerHamilton.com

**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.



BvBOR# 63914, Regional# 21910085 HR627



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.