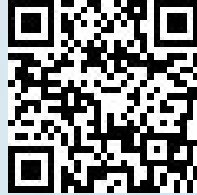


**BY OWNER**

REALITY NETWORK®



**Price: \$310,000**

**Address: 369 Winkler Lane, Hamilton**

**Property**

**Covenants:** Researching

**Property Tax:** \$253.00 for 2020

**Land Size:** 0.460 Acres

**Garage / Parking:** Attached, Finished, 2 Car

**Includes:** Detached Storage Building

**Road:** Asphalt / County

**Drinking Water:** Private Well (unk ft, unk gpm)

**Fencing:** West & South Of Back Yard

**Legal:** Sunrise Add. No 1, Section 31, Township 06 North, Range 20 West, 20038 Square Feet, Lot 4, County of Ravalli, State of Montana

**Residence**

**Built:** 1976

**Bedrooms:** 3

**Bathrooms:** 2

**Sq. Ft.:** 1200 (Main: 1200, Above: 0, Below: 0)

**Heat:** N.G. Forced Air + Central Air

**Fireplace:** N.G. Fireplace In Living Room

**Includes:** Washer, Dryer, Electric Stove, Refrigerator, Dishwasher, Window Treatments

**Directions**

**AN AFFORDABLE DREAM**

- From Hamilton Go South On HWY 93
- Turn East On Lewis Lane
- Turn South On Winkler Lane

- Natural Gas Forced Air Heat
- Central Air Conditioning
- 3 Bedrooms / 2 Baths
- Newer Flooring
- Newer Asphalt Roof
- Finished, Attached, 2 Car Garage
- 0.460 Acres Including Large Back Yard
- Private Back Porch
- Nicely Maintained Neighborhood
- 
- LOOK FOR RED AND WHITE SIGN

**BY OWNER**  
REALITY NETWORK®

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**Agent: (406) 369-2002 cell**

email: [Doug@ByOwnerMT.com](mailto:Doug@ByOwnerMT.com)



**Douglas C. McLaren**

**Regional # 22018015 HR644**



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.

