

**BY OWNER**

REALITY NETWORK®



**Price: \$445,000**

**Address: 352 Metcalf Vista Road, Stevensville**

**Property**

**Covenants:** Yes

**Property Tax:** \$924.46 for 2021

**Land Size:** 2.22 +/-

**Garage / Parking:** On Private Property

**Includes:** None

**Road:** Dirt / Private

**Drinking Water:** Available

**Fencing:** None

**Legal:** Sunnyside Orchards, Section 36, Township 10 North, Range 20 West, Acres 2.22 +/-, Pt Lot 19, Block 2, AP #614693, Pt Lot 19A, County of Ravalli, State of Montana

**Buildings**

**Built:**

**Heat:** N/A

**Includes:** None

**Bathrooms:** 0

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

**Fireplace:** N/A

**DEVELOPMENT OPPORTUNITY**

- 2.22 +/- Acres
- West Side Of Eastside Highway
- End Of The Road Privacy
- Gorgeous 360 Degree Elevated Views
- SEPTIC APPROVAL FOR UP TO AND INCLUDING 4 Hom
- 2 DOMESTIC WELL APPROVALS FOR 4 HOMES
- SELLERS ARE GENERAL CONTRACTORS
- SELLERS INTERESTED IN BUILDING 4 HOMES
- FOR BUYERS

**Directions**

- North Of Stevensville On Eastside Highway
- 1/4 Mile North Of Porter Hill Road
- Turn West On Metcalf Vista Road
- LOOK FOR RED AND WHITE SIGN

**BY OWNER**  
REALITY NETWORK®

**Office: (406) 363-1606**

410 A North 1st St / Hamilton, MT 59840

Website: [www.ByOwnerHamilton.com](http://www.ByOwnerHamilton.com)

email: [Info@ByOwnerHamilton.com](mailto:Info@ByOwnerHamilton.com)

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

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



**Douglas C. McLaren**

**Regional # 22111490 SC124**



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.

