

**BY OWNER**

REALITY NETWORK®



**Price: \$295,000**

**Address: 872 Hidden Valley Road South, Steve**

**Property**

**Covenants:** Yes  
**Property Tax:** \$1,756.88 for 2018  
**Land Size:** 6.05  
**Garage / Parking:** Double Attached Garage  
**Includes:** Storage Shed

**Road:** Paved, Private  
**Drinking Water:** Private Well ( 271 ft, 10 gpm )  
**Fencing:** Partial

**Legal:** Tract 61-A-2 Certificate of Survey #2036

**Residence**

**Built:** 1991  
**Heat:** Natural Gas Forced Air  
**Includes:** Electric Range, Small Refrigerator, Dishwasher

**Bedrooms:** 3  
**Bathrooms:** 2  
**Sq. Ft.:** 1414 ( Main: 1414, Above: 0, Below: 0 )  
**Fireplace:** None Presently

**Directions**

- From Eastside Highway South Of Florence
- East On El Capitan Loop
- Turn On Sapphire Lane - Go .2 Mile On Dirt Ro
- Turn On Hidden Valley - Paved Road
- Follow .6 Mile To Property

**READY TO CALL HOME!**

- 6.05 Acre Parcel With Panoramic Bitterroot Views
- 1991 Manufactured Home On Permanent Foundation
- Spacious Floorplan - Complete With An Office
- Great Covered Decks - Front And Back!
- This Parcel Has Trees And Views!
- Easy Commute To Missoula Or Hamilton
- Home Is Detitled
- New Pressure Tank And Filter, Humidifier Fan, Vapor Barrier
- New Hot Water Heater, Some New Plumbing
- Seller To Provide New Heater
- Paved Road Access

**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**

**Regional # 21914585 SR205**



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.

2036



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.