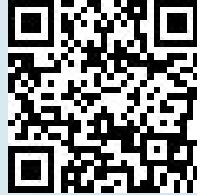


**BY OWNER**

REALITY NETWORK®



**Price: \$1,400,000**

**Address: 1277 Crestview, Victor**

**Property**

**Covenants:** No  
**Property Tax:** \$2,368.09 for 2020  
**Land Size:** 5.05 Acres  
**Garage / Parking:** O/S Dlb Att Plus Covered 6-Bay  
**Includes:** Propane Tank, RV Dump, UG Sprinklers, Buried Mainline For Irrigation

**Road:** Gravel, Private  
**Drinking Water:** Private Well ( 225 ft, 15 gpm )  
**Fencing:** Perimeter, New

**Legal:** W1/2 NW1/4 NW1/4 Section 26, Township 7 North, Range 21 West, P.M.M., Ravalli County, Montana, being more particularly described as Tract 2, Certificate of Survey No. 618311-F

**Residence**

**Built:** 2019      **Bedrooms:** 2      **Bathrooms:** 2.5      **Sq. Ft.:** 1950 ( Main: 1950, Above: 0, Below: 0 )  
**Heat:** Electric FA With AC And Heat Exchanger      **Fireplace:** Gas Fireplace In Living Room  
**Includes:** Refrigerator, Gas Cooktop, Double Oven, Microwave, Dishwasher, Washer, Dryer, Disposal, Water Filer, Central Vac, Surround Sound To House, Shop, Patio

**Directions**

- From Highway 93 North Of Hamilton
- West On Sheafman Creek
- Continue On Bourne Lane
- South On Crestview To Address
- First Driveway On Left
- NO SIGN ON PROPERTY

**LUXURY LIVING WITH A DREAM SHOP**

- 60X80 Shop/Garage With 1950 Sq. Ft. Luxury Apartment
- 16' Ceilings In 30x60 Garage/Shop, 10' Ceilings In Apartmen
- Maintenance-Free Exterior
- Covered 6-Bay Attached Carport
- Apartment Has Granite Countertops, Knotty Alder Cabinets
- Central A/C, On-Demand Hot Water, Central Vac
- Shop Is Finished And Heated, Surround Sound
- Double Car Garage With 8x10 Doors
- 5.05 Acre With Irrigation - Buried Mainline
- UG Sprinklers In Yard
- New Perimeter Fencing

**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 # 22101563 VR204**

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.



