

BY OWNER

REALITY NETWORK®



Price: \$430,000

Address: 195 Mill Creek Road, Hamilton

Property

Covenants: Yes
Property Tax: \$1,049.55 for 2021
Land Size: 1.37 Acres
Garage / Parking: Detached Dble Garage/Shop
Includes: Sump Pump For Outside Watering

Road: County, Gravel
Drinking Water: Private Well (80 ft, 15 gpm)
Fencing: Partial

Legal: Parcel 1B1 COS #555663-R 1.37 acres

Residence

Built: 2006
Heat: Propane Forced Air/Central Air Conditioning
Includes: Refrigerator, Range, Range Hood, Garage Door Openers, Wall Safe

Bedrooms: 2

Bathrooms: 2

Sq. Ft.: 1280 (Main: 1280, Above: 0, Below: 0)

Fireplace: None

Directions

- North On Highway 93 From Hamilton
- West On Woodside Cutoff Road
- South On Orchard Drive
- West On Mill Creek To Address

WHAT A FIND!

- Well-Maintain 2006 Mobile Home
- 2 Bedrooms, 2 Baths
- 1.27 Acre With Irrigation Rights
- 34x32 Detached Garage/Shop
- Bitterroot Mountain And Valley Views
- County Road Access
- Spacious Floorplan
- Just Minutes From Town
- Large Front Decks - Enjoy The Views!

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**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.



Regional # No Regional HR660

