

Reports

Property Type	Residential	Listing Member	Jeffrey Fisher Office: 406-250-4008 Home phone: 406-250-4008 Cell: 406-250-4008 http://www.fisherjrealty.com
Listing Office	Fisher Realty	Days On Market	50
Cumulative DOM	50		

Contract Data

Property Sub-Type	Townhouse	Listing Date	12/20/2017
Expired Date	05/16/2018	Contingent	No
Original List Price	725,000	List Price	725,000
Selling Office Comm.	2.50	Selling Office Type (\$/%)	%
Variable Compensation	Yes	Sub. Agency	Yes
Commission List Type	ERS	Agent Owned	No
List Price/SqFt	278.74	Owner of Record	Jones
REO/Bank Owned	No	Short Sale	No
Status	Active	Status Change Date	12/20/2017

General Property Description

Fin. Sq. Ft. Est.	2500 - 3000	Total Sq. Ft.	2,601
Finished Sq Ft Basement (B)	774	Total Sq Ft Basement (B)	774
Sq Ft Main Level (M)	801	Sq Ft 2nd Level (2)	1,026
Sq Ft 3rd Level (3)	0	Sq Ft Main Dwelling	2,601
Sq Ft Guest Dwelling	0	Sq. Ft. Source	Public Records
Year Built	1994	Remodel/Updates	Remodeled/Updated
Style	Tri/Multi Level	Lot Size Estimate	Lot to .50
Lot Acres	0.28	Lot SqFt	12,293
Total Rooms	11	# of Bedrooms Above Grade	3
# of Bedrooms Below Grade	0	Total Bedrooms	3
# of Bathrooms Above Grade	4	# of Bathrooms Below Grade	0
Total Bathrooms	4	Total Full Baths	2
Total 3/4 Baths	1	Total Half Baths	1
Garage Type	Attached	Garage Stall	1
Garage Description	large-w/utility sink	Waterfront	None
HOA	Annually	HOA Dues Amount	1200

Legal and Taxes

Covenant	Yes	Zoning	BR4
Taxes	4,336.60	Tax Year	2016
Subdivision	Sun Rise Ridge AMD	Assessor Number	0979935
Legal	Sun Rise Ridge, S02, T31 N, R22 W, Lot 11T		

Remarks

Member Remarks The easiest ski-in, ski-out location on Big Mountain. The recent remodel expanded the covered entryway and master bedroom substantially. Subdivision ski access provides more green space for this unit.

Location

County	Flathead	City Limits	No
Directions	Big Mountain Road to Wood Run Drive to Unit #308. Unit 308A is on the left.	Geo Lat	48.479025
Geo Lon	-114.356537	Geocode	07429202407015308

Details

Terms Of Sale:	Cash; Closing Entity: Insured Titles; Conventional	App./Equip. Included:	Auto Gar. Door Opener; Central Vacuum; Dishwasher; Dryer; Humidifier; Microwave; Range; Refrigerator; Washer; Water Softener; Own; Window Treatment
Documents On File:	Covenants; Plat Map/Survey; Other(1): property taxes	HVAC:	A/C Central Air; Gas Forced Air; Gas Hot Water; Gas Stove
Utilities:	Cable TV Available; Community Sewer; Community Water; Electric; Gas; Internet; Telephone	Interior Features:	Fireplace; Number of Fireplaces: 2
Road Surface:	Blacktop/Asphalt		
Road Frontage:	Other: Subdivision road		

Views:	Mountains; River/Stream/Creek; Ski Resort; Trees; View Description: creek runs beside	Exterior Features:	Deck; Landscaped; Patio; Paved Drive; Porch; Other(1): patio is heated; Other(2): there are 3 decks
Terrain:	Sloped	Possession:	Closing
Construction:	Concrete; Site Built; Wood/Frame	Special Features:	Ski Resort
Siding:	Masonite; Wood	Fencing:	None
Roof:	Comp/Asphalt	Trees:	None
Foundation:	Poured Concrete; Slab	Adjacent Owners:	Private; Public
Basement:	Daylight; Full Finished; Walkout	How To Show:	24 Hour Notice; Agent Must Accompany; Appointment Only; CLA/CLO
		Remodel / Updates:	Floor Covering; Full Remodel; Guest Bath; Kitchen; Master Bath; Roof; Windows

All information is subject to change, is deemed reliable but is not guaranteed, and should be independently verified. The information being provided is for consumers' personal, non-commercial use and may not be used for any other purpose other than to identify prospective properties consumers may be interested in purchasing. © 2018 Montana Regional MLS, LLC and [FBS](#). All Rights Reserved. Prepared by Jeffrey Fisher on Thursday, February 08, 2018 6:16 AM.