

## 320 Summit Ridge Drive, Kalispell, MT 59901

MLS #21710614

This is a very nice 4 bedroom, 2 1/2 bath situated on a city park in a great neighborhood. Two nice gas fireplaces, lots of built-in cabinets and shelving throughout the home. Hardwood, tile and carpet flooring. Newly taped, textured and painted oversized garage with attic storage, underground sprinkler system, large covered deck off of the living room, small decks of two bedrooms, new hot water tank, large outdoor hot tub.

### Reports

Property Type	Residential	Listing Member	Jeffrey Fisher Office: 406-250-4008 Home phone: 406-250-4008 Cell: 406-250-4008 <a href="http://www.fisherjrealty.com">http://www.fisherjrealty.com</a>
Listing Office	Fisher Realty	Days On Market	5
Cumulative DOM	5		

### Contract Data

Property Sub-Type	Single Family Residence	Listing Date	08/21/2017
Expired Date	08/21/2018	Contingent	No
Original List Price	325,000	List Price	325,000
Selling Office Comm.	2.50	Selling Office Type (\$/%)	%
Variable Compensation	No	Sub. Agency	No
Commission List Type	ERS	Agent Owned	Yes
List Price/SqFt	123.48	Owner of Record	Fisher
REO/Bank Owned	No	Short Sale	No
Status	Active	Status Change Date	08/21/2017

### General Property Description

Fin. Sq. Ft. Est.	2500 - 3000	Total Sq. Ft.	2,632
Finished Sq Ft Basement (B)	1,316	Total Sq Ft Basement (B)	1,316
Sq Ft Main Level (M)	1,316	Sq. Ft. Source	Public Records
Year Built	1983	Remodel/Updates	Remodeled/Updated
Remodel/Update Year	2017	Style	Split Entry
Lot Size Estimate	Lot to .50	Lot Acres	0.29
Lot SqFt	12,632	Total Rooms	11
# of Bedrooms Above Grade	1	# of Bedrooms Below Grade	3
Total Bedrooms	4	# of Bathrooms Above Grade	1
# of Bathrooms Below Grade	1	Total Bathrooms	2
Total Full Baths	2	Total 3/4 Baths	0
Total Half Baths	1	Garage Type	Attached
Garage Stall	2	Garage Description	Oversized
Waterfront	None	HOA	None
HOA Dues Amount	0		

### Legal and Taxes

Covenant	Yes	Zoning	R-3
Taxes	3,051.78	Tax Year	2016
Subdivision	Subdivision No 90	Assessor Number	0000968436
Legal	1-28N-22W Lot 16 of Block 2 of Summit Ridge 1, addition no. 90	School District	District No. 1

### Remarks

Member Remarks Owner is a licensed real estate broker in Montana.

### Location

County	Flathead	City Limits	Yes
Directions	Highway 93 North from Highway 2, up the hill just past the Blue Cow on your	Geo Lat	48.221486

right, turn left onto Summit Ridge Drive, to sign on property.

Geo Lon

-114.334899

Geocode

07396501109060000

### Details

<b>Terms Of Sale:</b>	Cash; Closing Entity: Insured Titles of WF; Conventional	<b>App./Equip. Included:</b>	Auto Gar. Door Opener; Dishwasher; Disposal; Dryer; Hot Tub; Microwave; Range; Refrigerator; Washer; Water Softener: Own; Wet Bar; Window Treatment
<b>Documents On File:</b>	Covenants; Sellers Prop. Disc.	<b>HVAC:</b>	A/C Window Unit; Electric Hot Water; Gas Forced Air
<b>Utilities:</b>	Cable TV Available; City Sewer; City Water; Electric; Gas; High Speed Internet; Telephone	<b>Interior Features:</b>	Fireplace; Number of Fireplaces: 2; Hot Tub; Master Bedroom Main Floor
<b>Road Surface:</b>	Blacktop/Asphalt; Curbs	<b>Exterior Features:</b>	Deck; Hot Tub; Landscaped; Patio; Paved Drive; Underground Sprinklers
<b>Road Frontage:</b>	City Street	<b>Possession:</b>	Closing
<b>Views:</b>	View Description: City Park	<b>Sign:</b>	Sign On Property
<b>Terrain:</b>	Level	<b>Outbuildings:</b>	Storage Shed(s)
<b>Construction:</b>	Brick/Stone; Concrete; Site Built; Wood/Frame	<b>Fencing:</b>	None
<b>Siding:</b>	Vinyl	<b>Trees:</b>	Partly Wooded
<b>Roof:</b>	Comp/Asphalt	<b>Adjacent Owners:</b>	Private; Other: City Park
<b>Foundation:</b>	Poured Concrete	<b>How To Show:</b>	CLA/CLO; Vacant; Other: Call for garage code
<b>Basement:</b>	Daylight; Full; Full Finished; Walkout	<b>Radon/Addendum:</b>	Radon

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