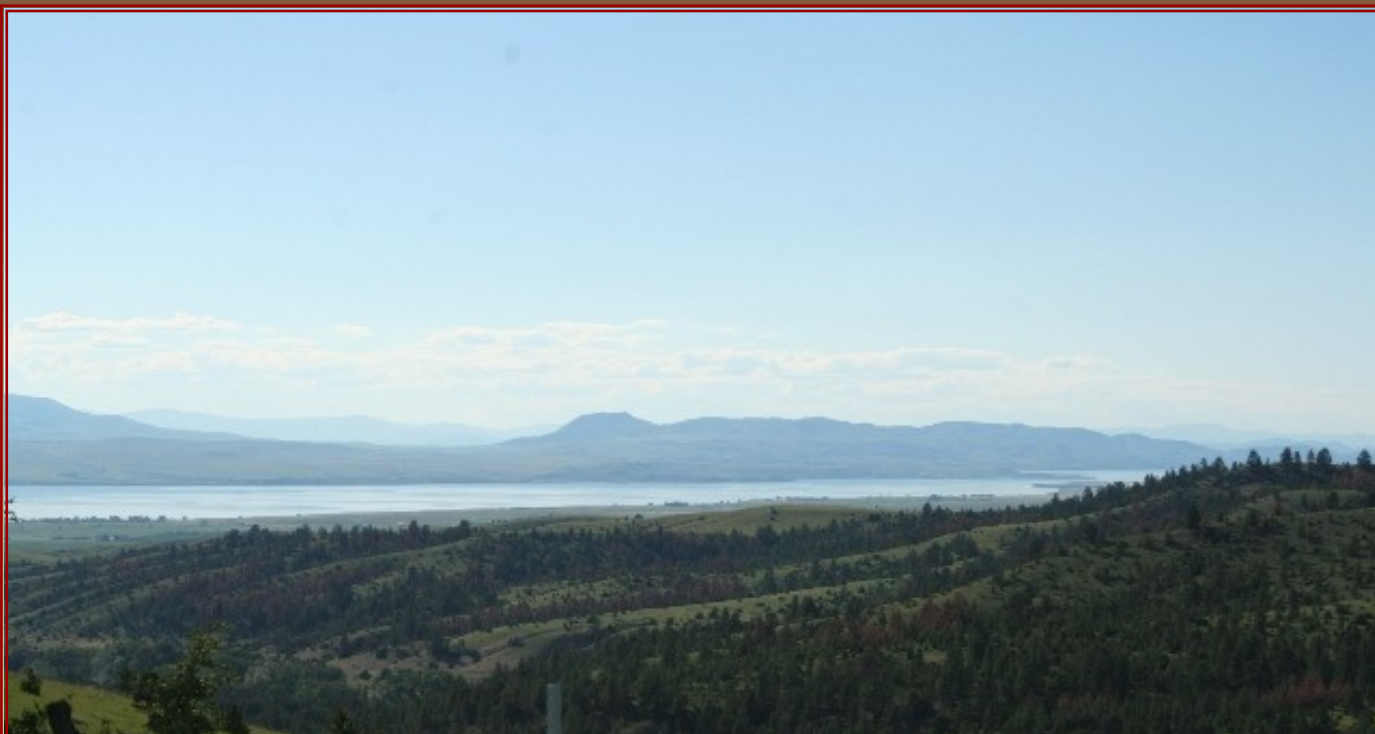




RAY CREEK RANCHETTE

\$449,000



341S. FORK RAY CREEK, TOWNSEND

- 3 BEDROOMS, 3 BATHS
- 3062 SQUARE FEET
- 25.99 ACRES
- WALK OUT DAYLIGHT BASEMENT, FINISHED BAR/RECREATION ROOM, WOOD TRIM, OVERSIZED PATIO, LANDSCAPED YARD, CORRAL AND LOAFING SHED

Participating with
Cabela's TROPHY PROPERTIES
www.CabelasTrophyProperties.com



FOR MORE INFORMATION PLEASE CALL 1-800-577-3013 AND REFER TO CMP#2-277044H

PRESENTED EXCLUSIVELY BY: CLEARWATER MONTANA PROPERTIES

CLEARWATER MONTANA PROPERTIES, INC.
1 VALLEY VIEW, SUITE 101, MONTANA CITY, MT
1312 FRONT STREET, FORT BENTON, MT

WWW.CMPMONTANA.COM *

WWW.CABELASTROPHYPROPERTIES.COM





RAY CREEK RANCHETTE

\$ 449,000



BREATHTAKING! FROM YOUR FIRST VIEW OF CANYON FERRY LAKE AS YOU DRIVE TO THE HOUSE TO THE VIEWS OF MOUNT BALDY, THE BIG BELT MOUNTAINS AND THE ELKHORN MOUNTAINS THAT SURROUND THE 26 ACRES OF PARADISE. THIS 3 BEDROOM, 3 BATHROOM HOME HAS VAULTED CEILINGS, A WALK OUT BASEMENT THAT IS FURNISHED AS A BAR/RECREATION ROOM, THE PERFECT SPOT TO RELAX OR ENTERTAIN. THE OVERSIZED DECK LOOKS OUT OVER CANYON FERRY LAKE AND OFFERS PANORAMIC VIEWS OF THE BEAUTIFUL TREED PROPERTY THAT IS HOME TO ELK, DEER, ANTELOPE, TURKEYS AND THE OCCASIONAL BEAR. THE 26 ACRES ARE COMPLETELY FENCED WITH A LOAFING SHED AND A CORRAL READY FOR YOUR HORSES. IF THAT ISN'T ENOUGH, RAY CREEK RUNS THROUGH THE PROPERTY WITH COTTONWOOD TREES LINING THE BANKS, YOUR PERSONAL FISHING HIDEAWAY FOR BROOK TROUT.

ADDITIONAL PROPERTY INFORMATION

IMPROVEMENTS - RESIDENCE:

SQUARE FOOTAGE: 3062

BEDROOMS: 3

BATHROOMS: 3

YEAR BUILT: 2005

WATER: WELL 502/30GPM

SEWER: SEPTIC

UTILITIES: VIGILANTE POWER

**HEAT SOURCE: GAS, ELECTRIC, PROPANE,
FORCED AIR, FIREPLACE**

**APPLIANCES INCLUDED: DISHWASHER,
REFRIGERATOR, RANGE/OVEN**

GARAGE: ATTACHED 2 CAR

ROOF: SHINGLE

TERMS: CASH/NEW LOAN

ACRES: 25.99

TAXES: \$1,411/2009

**LEGAL: S09, T07 N, R03 E, C.O.S1-979
PARCEL2**

GEOCODE: 43159209101020000

CCR'S: NONE

HOA DUES: NONE