

**MADISON VALLEY, including Ennis, McAllister, Cameron, Harrison, MT**

**Lot #/Address:** 3 Badger Lane **Price** \$389,900

**Subdivision:** Virginia City Ranches

**Town:** Ennis **County:** Madison

**Terms:** Cash/New financing

**Sq. Footage:** **Total:** 3072 SF **Finished** 3072 SF **Per:** owner **Lot Size** 8.815 acres

	Main	Upper	Lower
Living Room	1		
Family Room			1
Dining Room	1		
Breakfast			
Kitchen	1		
Bedrooms	1		2
Bathrooms	1		1
Den			
Utility	1		
Extra			
Square Feet	1536		1536

<b>Basement:</b> Full walkout, finished	<b>Garage(s):</b> 2-car attached
<b>Age:</b> Built 1999	<b>Construction:</b> frame
<b>Heat:</b> propane	<b>Fireplace(s):</b> gas
<b>Hot Water:</b> Electric Gas x	<b>Floors:</b>
<b>Smoke Detectors</b> 1+	<b>Sewage:</b> Public: Private
<b>Water:</b> Public Private	<b>Well:</b> 175', 60 gpm
<b>Live Water</b> no	<b>Water Rights:</b> no
<b>Fenced:</b> no	<b>Power:</b> yes
<b>Covenants:</b> yes	<b>Zoning:</b> residential
<b>Road:</b> gravel	<b>Occupied:</b> owner
<b>Driveway:</b> gravel	<b>School:</b> Ennis
<b>Taxes:</b> \$1,486.45	<b>School Bus:</b> At highway



- A Gardener's Paradise
- Beautiful landscaping
- Spectacular views
- 12' x 32' greenhouse
- Heated & insulated, 32' x 40' garage/shop
- Lots of elbow room

This offering is subject to errors, omissions, prior sale or withdrawal without notice and approval of purchase by owners. Information regarding these offerings is intended only as general guidelines and has been provided by sources deemed reliable but whose accuracy is not guaranteed by the owners or agents. Independent inspection and verification is encouraged.

**LISTING Arrow#:** 9953 **SW MT MLS#** 176922 **Owner:** Deeney

**Legal Description:** Virginia City Ranches, Lot 190 in Section23, T06S, R02W, Plat 4/84

**Google Earth Coordinates:** 45°17'33.37"N, 111°48'10.79"W, Elevation: 5,479'

**Type of Listing:** **Exclusive Right**  **Exclusive Agency**  **Open**

**Office:** Arrow Real Estate **Phone:** (406) 682-4290 **Date Listed:** 5/12/11

**Agent:** Jay Willett **Phone:** 581-0103 **Expiration:** 5/4/12  
Karen Swedman **Phone:** 581-4083

**Commission Split - Selling Office = 3%**

