

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

Lot #/Address: 90 Halo Loop Road **Price** \$449,900

Subdivision: Shining Mountains I, Lot 63

Town: Ennis **County:** Madison

Terms: Cash/New financing

Sq. Footage: Total: 2,214 **Finished** 1,323 **Per:** CO Records **Lot Size** 5.197 acres

	Main	Upper	Lower
Living Room			
Family Room			
Dining Room			
Breakfast			
Kitchen			
Bedrooms			
Bathrooms			
Den			
Utility			
Extra			
Square Feet	891	432	891

Basement: daylight	Garage(s): none
Age: Built 2002	Construction: log
Heat: Propane in-floor + wood	Fireplace(s): Wood stove
Hot Water: Electric: Gas:x	Floors: wood
Smoke Detectors 1	Sewage: Public: Private: x
Water: Public: Private:	Well: 60'/50gpm
Live Water	Water Rights:
Fenced: Perimeter, Jack Fence	Power: yes
Covenants: yes	Zoning: residential
Road: gravel	Occupied: owner
Driveway: gravel	School: Ennis
Taxes: \$934.45	School Bus: Main road



Beautiful custom log home, nestled in a cozy canyon with spectacular views, less than 10 miles from Ennis. This “DIAMOND IN THE ROUGH” has all the makings of a magnificent home, with an open floor plan, large log beam ceilings, wood burning stove, wrap-around deck, daylight basement plus a 12’ x 24’ bunkhouse. It is waiting for a buyer with imagination to finish it off – their way. Property owners have exclusive access to Haypress Lakes area, with stocked mountain lakes, BLM and National Forest access. Great area for hunting, fishing, snowmobiling, trail riding, hiking, exploring. Close to Varney Bridge and the Madison River.

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#: 9979 **SW MT MLS#** 181505 **Owner:** Sovey

Legal Description: Shining Mountains I, Lot 63 in Section 13, T07S, R02W, Plat 4/41

Google Earth Coordinates: 45°13'49.56"N 111°47'12.26"W, Elevation: 5,536'

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

Office: Arrow Real Estate **Phone:** (406) 682-4290 **Date Listed:** 1/14/2012

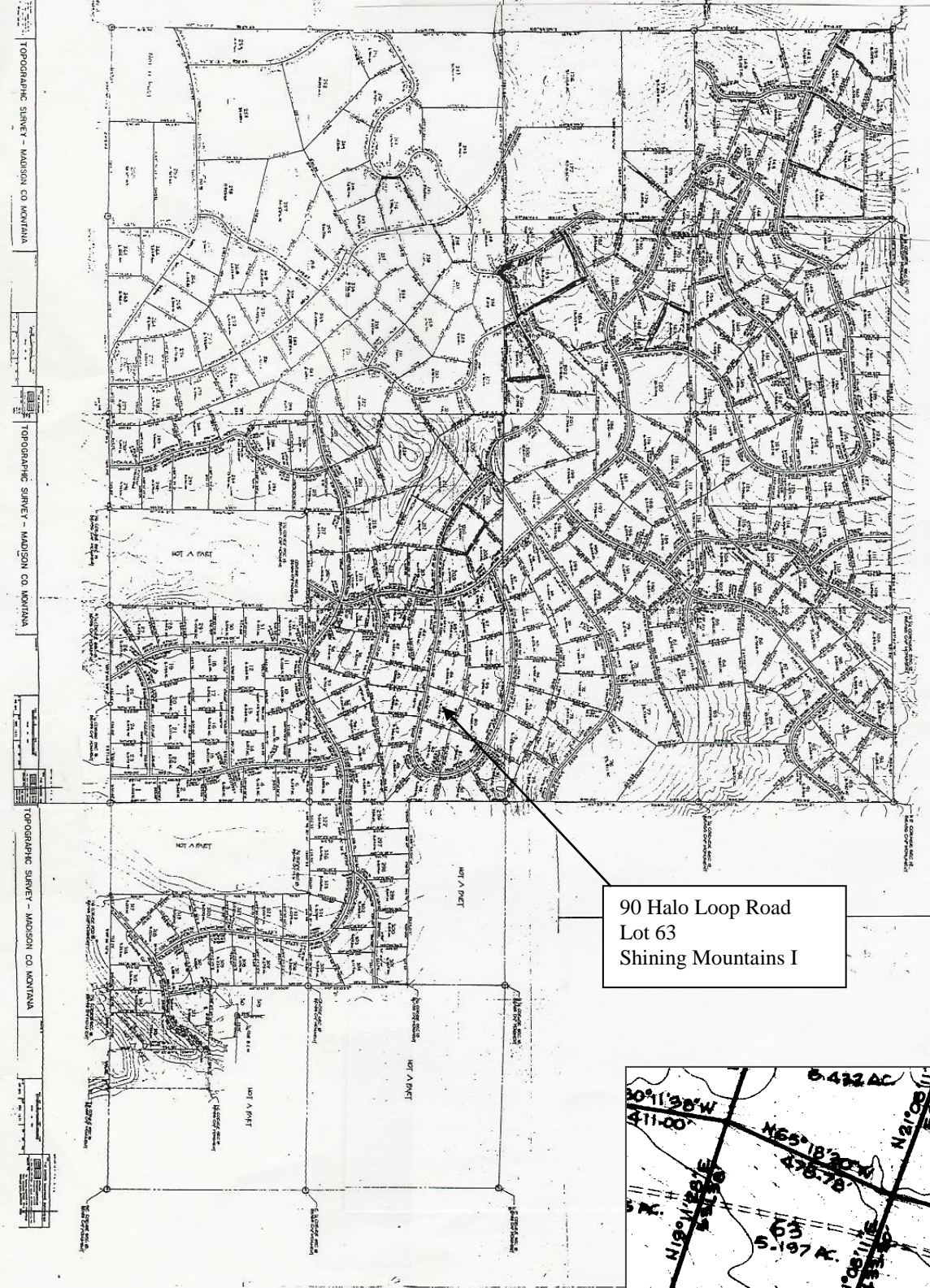
Agent: Toni Bowen **Phone:** (406) 570-9233 **Expiration:** 1/14/2013

A PORTION OF
THE SHINING MOUNTAINS
A SUBDIVISION

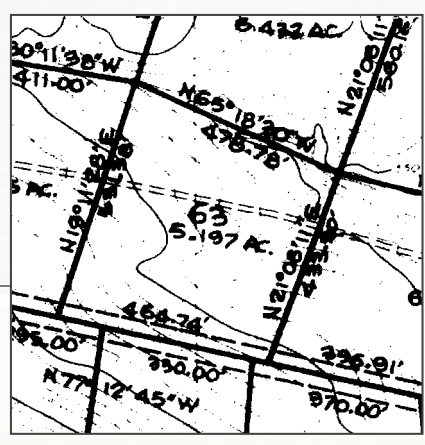
SITUATED IN SEC. 14, T.2S., R.2W., THE S1/2 NW1/4, SE1/4 OF SEC. 13
& SEC. 14, T.2S., R.2W.; THE S1/2 NW1/4, E1/2 SW1/4, SW1/4 SE1/4
OF SEC. 18, T.7S., R.1W., P.M.M., MADISON COUNTY MONTANA

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Lot 63
Shining Mountains I



TOPOGRAPHIC SURVEY - MADISON CO MONTANA