



**Landmark**  
ARROW

219 E. MAIN STREET,  
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(406) 682-4290

RESIDENTIAL

*PROPERTY INFORMATION for the MADISON VALLEY,  
including ENNIS, MCALLISTER, CAMERON, NORRIS, PONY and HARRISON, MT*

**Address:** 364 Sundance Bench Rd. **Price:** \$529,000

**Subdivision:** Sundance Bench **Lot Number:** Parcel 8

**Town:** Cameron **Zip Code:** 59720 **County:** Madison

**Terms:** Cash, New Financing

**Sq. Footage: Total:** 1,558 **Finished:**          **Per:**          **Lot Size:** 20 Acres

	Main	Upper	Lower
Living Room			
Family Room			
Dining			
Breakfast			
Kitchen			
Bedroom(s)	3		
Bathroom(s)	2		
Den			
Utility	1		
Extra		1	
Square Feet	1,558		

<b>Basement:</b> Unfinished	<b>Garage(s):</b> 1
<b>Built:</b> 1985	<b>Construction:</b> Log
<b>Heat:</b> Electric, Wood	<b>Fireplace(s):</b> Wood Stove
<b>Hot Water:</b> Electric: x Gas:	<b>Well:</b> 157'/25 gpm
<b>Water:</b> Public: Private:x	<b>Sewage:</b> Public: Private: x
<b>Live Water:</b>	<b>Water Rights:</b> No
<b>Fenced:</b> No	<b>Power:</b> Yes
<b>Covenants:</b> Yes, 350.00 HOA	<b>Zoning:</b> Residential Rural
<b>Road:</b> Gravel	<b>Occupied:</b> No
<b>Driveway:</b> Gravel	<b>School:</b> Ennis
<b>Taxes:</b> 749.25 for 2018	<b>School Bus:</b>
<b>Phone:</b>	<b>Public Land:</b>



- Spectacular Views and Privacy
- Gated Subdivision
- Exclusive use of 31 acres along the Madison River
- 30 minutes form Yellowstone
- Borders National Forest

**NOTE:** All information contained herein is gathered from a variety of sources deemed reliable, however, is not guaranteed or verified by the seller, ERA Landmark Arrow, or any of its associates. We urge independent verification of each and every item submitted to the satisfaction of a prospective purchaser.

**SW MT MLS #:** 220679 **Date Listed:** 5/17/2017 **Seller Name:** Morse

**Virtual Tour Link:** <http://www.itourmedia.com/display/index/377222>

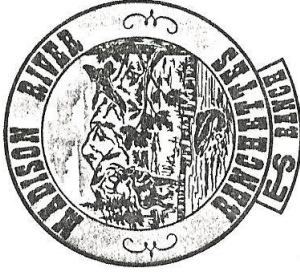
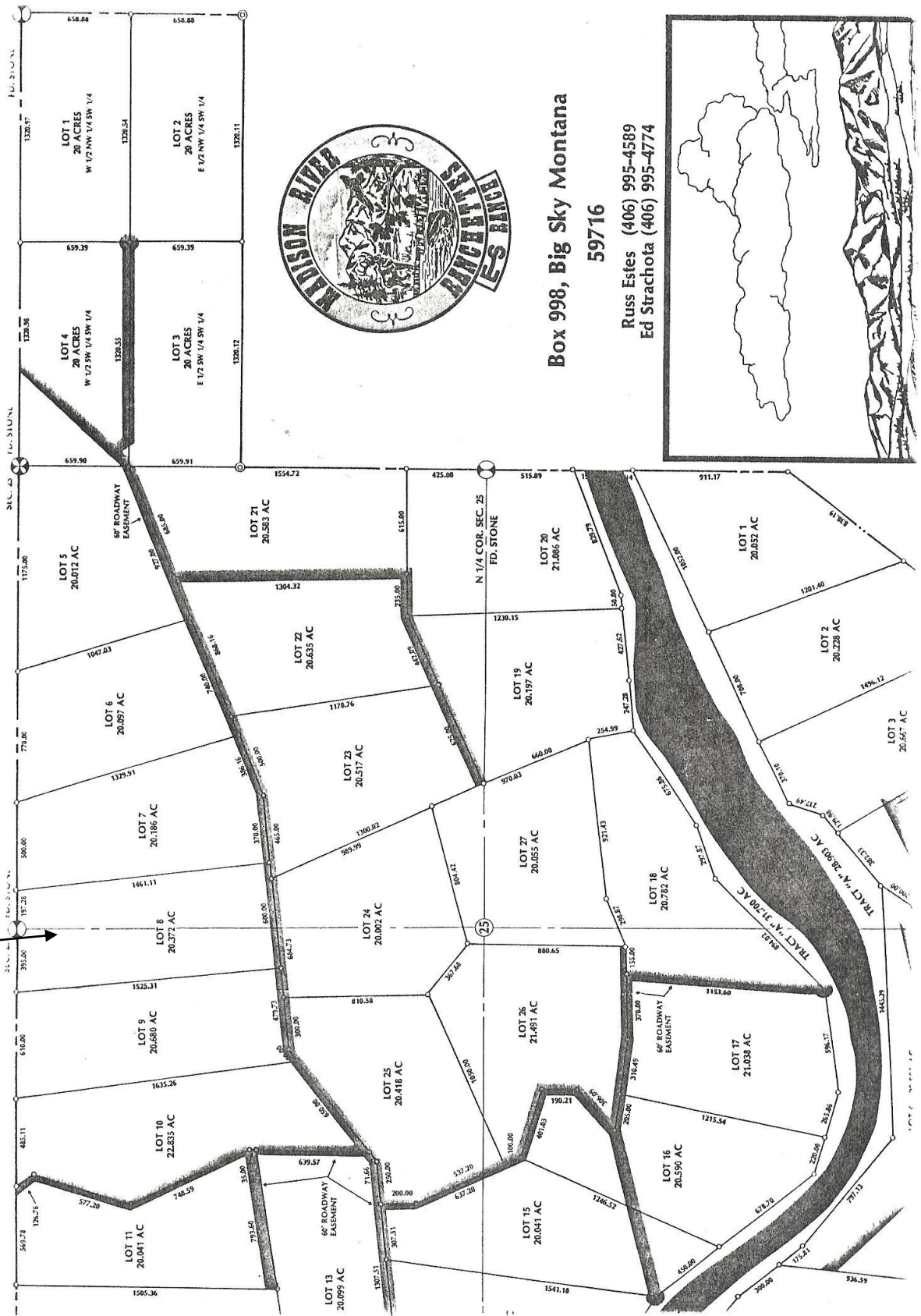
**Legal Description:** S25, T11 S, R01 E, C.O.S. 7/101, Parcel 8, AKA Sundance Bench

**Google Earth Coordinates:** Lat ° 44.846295 Lon -111.556866° **Elevation:** 6,337'

**Listing Agent:** Ron Gay **Cell:** (406) 596-5000 **Email:** rongay@erlandmark.com

# NAT. Forest Service

Lot 8



**Box 998, Big Sky Montana**  
**59716**  
 Russ Estes (406) 995-4589  
 Ed Strachota (406) 995-4774

