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Great Northern Real Estate Brokers

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Property Sub-Type: Residential

Total Sq. Ft.:	2,800	Sq Ft Basement (B):	0	Sq Ft Lower Lvl. (L):	0
Sq Ft Main Level (M):	2,800	Sq Ft 2nd Level (2):	0	Sq Ft 3rd Level (3):	0
Sq. Ft. Source:	Agent Source	Year Built:	1998	Age Range:	10 - 15 Years
Style:	Ranch	Lot Dimensions:	210 x 330.5	Lot Acres:	1.60
Total Rooms:	8	Total Bedrooms:	5	Total Bathrooms:	3
Total Full Baths:	3	Total 3/4 Baths:	0	Total Half Baths:	0
Garage:	Triple Plus	Garage Type:	Attached	Garage Description:	3-car attached
Waterfront:	None	Waterfront Name:	None	Waterfront Footage:	None
HOA:	Yes	HOA Dues Amount:	\$20 per month		

Covenant:	No	Zoning:	Residential	Taxes:	1,180
Tax Year:	2007	Tax Remarks:	Ask listing agent	Assessor Number:	0872667
Section-Town.-Range:	33-30-20	School District:	Columbia Falls		

Area: 31-Columbia Falls NE

Fractional %:

Directions: South on Hwy 206...turn right @ Grass Range Estates. 5th house on the right. Circular driveway.
Public Remarks: Home is in the suburban/outlying area of Columbia Falls within an approx. 10 mile radius of the downtown area. Neighborhood has reasonable proximity to Columbia Falls employment centers, shopping and schools. Sellers are offering a \$1,500 bonus to buyer's agent that brings an accepted offer on or before August 15, 2008. Bonus will be redeemed AT CLOSING.

Legal: Lot 2 of Grassrange Estates

Utilities: Cable TV Available; Electric; Gas; High Speed Internet; Septic System; Telephone; Well	Roof: Comp/Asphalt Foundation: Slab App./Equip. Included: Dishwasher; Disposal; Dryer; Microwave; Range; Refrigerator; Washer; Water Softener; Water Treatment; Window Treatment	Possession: Closing Sign: Sign On Property Fencing: None Trees: Meadow/Tree Mix
Road Surface: Gravel	HVAC: Gas Hot Water; Radiant Floor	
Road Frontage: Private	Interior Features: Fireplace	
Views: Mountains; Trees	Exterior Features: Landscaped; Porch	
Construction: Wood/Frame		
Siding: Vinyl		

Adjacent Owners:

Private

List Price: 425,000 Contingent: No Status Change Date: 9/24/2008

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Prepared by Great Northern Real Estate Brokers on Thursday, September 25, 2008 12:07 AM

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