



**FOR SALE**  
**2801 Fleet Street - Missoula, MT**

**SALE PRICE: \$224,900**

**Wonderful home! GREAT location!**



3 bedroom / 2 bath / 2 car garage. Lot 32. Single Family. Phase I. Built 2000.

Water heater natural gas. Public water. City sewer. Radon barrier.

Corner lot. First model home. Very clean and well kept.

- \* Living room, dining room, kitchen, family room, lrg master bedroom (large walk-in closet), 2 smaller bedrooms
- \* Radon certified barrier in 4' crawl space
- \* New roof in 2007
- \* New pergo in family room
- \* Up-graded window dressings: double-cell/honeycomb
- \* New kitchen flooring and entry way flooring in 2008
- \* Added extra shelving to ALL closets, pantry, etc.
- \* Extra attic vent and fan
- \* Underground sprinklers
- \* Home Owners Assoc (HOA) fees \$20.00 per month
- \* HOA waters and maintains corner lot easement; plows snow on main sidewalks in winter
- \* Added ice maker water line
- \* Added quick release gas line for BBQ on deck
- \* Double car garage is insulated/painted & workbench
- \* Extra large deck - hot tub ready!
- \* Landscaped: 2 trees/shrubs/river rock
- \* Terrific schools - Hellgate Elementary School & Big Sky High School
- \* Close to bus pick up
- \* Five minutes to post office, banks, big box stores, airport AND fishing access
- \* Across the street from community mailboxes
- \* Three blocks from five acre park within Pleasant View, which is in planning stages
- \* Two blocks from neighborhood store
- \* Taxes \$2135.22
- \* 70' x 80' lot
- \* Mountain views & incredible sunset!
- \* Wonderful, safe neighborhood!

**Directions:** Off Reserve, west on England (Costco Intersection), follow round-about, stay on England, right on Fleet, first house on left, 2801 Fleet Street.

Go to [www.mardimilligan.com/house](http://www.mardimilligan.com/house) for all photos and info

Call 406-542-9258 for appointment