246 Forest Avenue, Libby, MT 59923

MLS #21906323

Nice but a bit dated this home was built by the owner who was a master builder. Home sits on a corner lot with nearly a 1/2 acre of property. Beautiful well developed lot with a secure wood shop and storage building. Original Hardwood flooring. City water with a septic system...Home has 3 bedroom but the bedroom in the basement lacks appropriate egress. Two car attached garage with covered RV or boat stall. Property has a sprinkler system.

Reports

Property Type	Residential	Listing Office	Libby Troy Realty License #:
Days On Market	225		

Contract Data

Property Sub-Type	Single Family Residence	Listing Date	05/07/2019
List Price	195,000	Agent Owned	No
List Price/SqFt	156.25	REO/Bank Owned	No
Potential Short Sale	No	Status	Active

General Property Description

Fin. Sq. Ft. Est.	1000 - 1250	Total Sq. Ft.	1,248
Total Sq Ft Basement (B)	1,248	Year Built	1958
Remodel/Updates	Remodeled/Updated	Style	Ranch
Lot Size Estimate	Lot to .50	Lot Acres	0.47
Lot SqFt	20,386	Total Bedrooms	3
Total Bathrooms	1	Total Full Baths	1
Total 3/4 Baths	0	Total Half Baths	0
Garage Type	None	Garage Stall	2
Waterfront	None	HOA	None
HOA Dues Amount	0		

Legal and Taxes

Covenant	Unknown	Zoning	none
Taxes	1,261.24	Tax Year	2018
Assessor Number	8374	Legal	Fellenberg Subdivision, Sec.32, T31NR31W, Lots 11 & 12, OR TR *8374* .468 ac.
School District	District No. 4		

Location

County	Lincoln	City Limits	No
Directions	From the intersection of US 2 and Mineral Avenue go west to Vanderwood Road take left, Take left onto Forest Avenue. Residence is at the end of the road on the left see sign.	Geocode	56428332309010000

Details

Basement:	Full; Unfinished	**Roof:**	Metal
Terms Of Sale:	Cash; Conventional; Closing Entity: 1st American Title	**Foundation:**	Poured Concrete
		App./Equip. Included:	Dishwasher; Refrigerator; Wood Stove
Possession:	Closing	**Interior Features:**	Smoke Detector; Other(2): wood Pellet Stove
Utilities:	Cable TV Available; City Water; Electric; Septic System; Telephone	**Exterior Features:**	Covered Breezeway; Deck
		Outbuildings:	Shed(s); Shop
Road Surface:	Asphalt	**Fencing:**	Wood
Road Frontage:	City Street	**Trees:**	Partly Wooded
Views:	Mountains; Residential; Trees	**Adjacent Owners:**	Private

Terrain:	Level	**How To Show:**	Sign On Property
Construction:	Concrete		
Siding:	Cedar		
Fuel Source:	Oil/Diesel; Pellet		

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