

MLS #: R10012747A (Active) List Price: \$165,500

640 & 640 1/2 Montana Ave Lovell, WY 82431



House Design: 2 Story
Bedrooms: 4
Total # Baths: 2
Apx Year Built: 1946
Apx Total SqFt: 3220
Additional Living Units: Yes
Basement: Yes
Basement Entry: Exterior Only
Basement Type: Full Walkout
Basement Completion: Fully Finished

Area: N Big Horn in Town
Subdivision: None
School District: Big Horn County District #2
Mobiles Allowed: No
Modulars Allowed: Yes

Apx Above Grade SqFt: 1610 Apx Below Grade SqFt: 1610 # Full Baths: 2 # Half Baths: 0 # 3/4 Baths: 0
Avg Sewer/Mo \$: 37.00 Avg Gas/Mo \$: 94.00 Avg Water/Mo \$: 37 Avg Electric/Mo \$: 108.00 Avg Garbage/Mo \$: 37.00
Natural Gas Company: Mon-Dak Utilities Electric Company: Rocky Mountain Power
Sewer: City Primary Water Type: City Secondary Water Type: Well Cooling Type: Swamp Cooler
Primary Heat: Forced Air Secondary Heat: Fireplace Primary Fuel Type: Natural Gas Secondary Fuel Type: None
Assessment \$: 0 HOA: No Annual HOA Cost: 0.00
Irrigation Fees \$: 0 Irrigation Company: 0 Other \$: 0
BldgSize: 943 BldgCnst: Frame BldgYrB: 1930 BldgDesc: Detached Garage

Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc
3/4 Bath	M		Living Rm	M		Bedroom	B	
Bedroom	M		Kitchen	M		Extra Rm	B	
Bedroom	M		3/4 Bath	B		3/4 Bath	B	
Bonus Rm	M		Living Rm	B		Kitchen	B	
Dining Rm	M		Bedroom	B		Laundry	B	
Office	M							

Additional Room Info: Attic storage with pull down ladder,sewing room,large pantry room, Lots of storage in shop/garage and work bench. R.V. carport

Inclusions: All appliances in upstairs unit,all appliances in basement unit except washer / dryer.

Exclusions: All personal items

Apx Irrigated Acres: 0 Apx Deeded Acres: 0.34 Apx Lot SqFt: 14810
County Tax ID: 03-29-013-00179 Taxes TBD: Yes Tax Year: 2016 Total Tax \$: 983.01 Taxed w/Other Land: No
Property Rights: Fee Simple Parcelable: No Adj to Public Land: No River/Stream Front: No
Covenants: No Detailed Zoning: Lovell Residential
Seller Fin: No Disclosures: No
Legal Description: 68x218' BEG 10' N SE COR 2 29 OT SD68-260
RdAccs: Public RdMaint: Public RdSrvc: Paved (Asphalt/Concrete)

Construction: Frame **Heating Stove Type:** Gas
Exterior Siding: Vinyl **Fireplace Type:** Gas
Roof: Composition **Interior Features:** Ceiling Fan(s), Garage Door Opener, Pantry, Walk-in Closet(s), Wood Floor
Garage/Type Stalls: Detached-1 Stall
Exterior Features: Fenced Yard, Garden, Landscaping, Natural Gas to Property, Patio, RV Parking, Shop, Sprinklers, Auto, Storage Building

Comments: Nice home-well kept, 3220+/total sqft! Upstairs 2 beds/1bath w/2 bonus rooms .Full size basement w/2 beds/1 bath w/2 bonus rooms - makes a great rental w/separate entry. Hardwood + laminate flooring, new roofs, new furnace, new water heaters upstairs + downstairs last 7 years. Detached 1 car garage w/shop/storage area. Extra nice landscaping,mature trees,garden,outdoor fireplace,lots of storage.

Directions to Property: East on Main St. turn right onto Montana go 2 blocks 640 and 640 1/2 is on right

Subject to 1031: No
Office Name: Running Horse Realty (#:43)

Listing Office: Running Horse Realty (#:43)

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