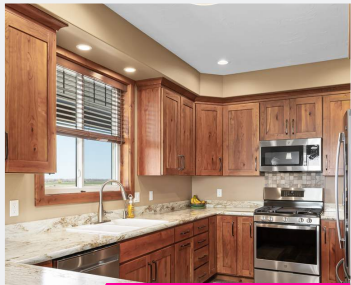


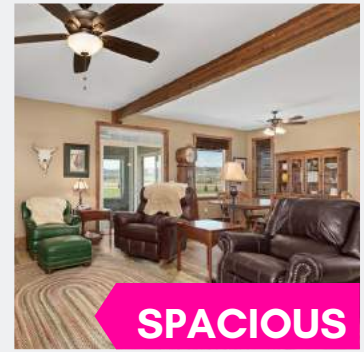
ML# 339321



CUSTOM



VIEWS



SPACIOUS

Welcome to

627 EDGAR FROMBERG RD

www.627edgarfromberg.com

RB

AMBER UHREN

406.670.1942

BROKER- OWNER

RealtyBillings.com
ListWithAmber.com



MAIN FLOOR LIVING

RB



- ✓ LARGE FRONT ENTRY W/ DOUBLE CLOSETS
- ✓ 9' CEILINGS THROUGHOUT
- ✓ WOOD LAMINATE FLOOR
- ✓ FREE STANDING GAS ENAMEL CAST IRON STOVE
- ✓ VIEWS
- ✓ OPEN CONCEPT
- ✓ SPACIOUS DINING ROOM
- ✓ PATIO DOOR OFF LIVING GOES TO ENCLOSED 3-SEASON SUNROOM



LIVING ROOM/BEDROOM #2

RB





- ✓ LAMINATE COUNTERTOPS
- ✓ GE STAINLESS STEEL APPLIANCES
- ✓ GAS STOVE
- ✓ CHERRY CUSTOM CABINETS
- ✓ RECESSED LIGHTING
- ✓ PENDANT LIGHTING
- ✓ WALK-IN PANTRY
- ✓ CUSTOM BUILT IN BOOKCASE - PERFECT FOR YOUR COOKBOOKS



CUSTOM CHERRY CABINETS



3-SEASON SUNROOM

RB



MASTER SUITE

RB



- ✓ VIEWS
- ✓ CUSTOM, SPACIOUS DRESSING ROOM
- ✓ PRIVATE MASTER BATH
- ✓ CEILING FAN
- ✓ LARGE CUSTOM WALK-IN CLOSET
- ✓ SITTING AREA
- ✓ (17' X 15') FITS A KING SIZE BED
- ✓ LARGE WALK-IN CLOSET W/ CUSTOM SHELVING

MASTER BATH

RB



- ✓ DOUBLE SINKS
- ✓ LARGE WALK-IN CLOSET W/ CUSTOM SHELVING
- ✓ WALK-IN SHOWER
- ✓ UPPER & LOWER CABINETS
- ✓ LAMINATE COUNTERTOPS

LAUNDRY

- ✓ UPPER & LOWER CUSTOM CABINETS
- ✓ LARGE FOLDING AREA
- ✓ LARGE SINK WITH STORAGE
- ✓ DRYER HAS GAS AND ELECTRIC CONNECTIONS
- ✓ VIEWS
- ✓ LINEN CLOSET
- ✓ LVP FLOORING



HALF BATHROOM

- ✓ CUSTOM CABINETS
- ✓ LARGE VANITY
- ✓ LARGE STORAGE CLOSET
- ✓ WOOD LAMINATE FLOORS
- ✓ LAMINATE COUNTERTOPS





FAMILY ROOM

- ✓ CLOSET
- ✓ RECESSED LIGHTING
- ✓ CEILING FAN
- ✓ VAULTED CEILING

BATH #3

- ✓ LARGE VANITY
- ✓ SHOWER/TUB COMBO
- ✓ LAMINATE COUNTERTOPS



UPPER LEVEL/BEDROOM #3



- ✓ CLOSET
- ✓ VIEWS
- ✓ CEILING FAN
- ✓ VAULTED CEILING



BONUS ROOMS BEHIND GARAGE

RB



POTENTIAL USES...
HOBBY ROOM, OFFICE, GYM, LOUNGE



3 CAR GARAGE

RB



OVERSIZED - EST. 1900 SQ FT



- ✓ HEATED GARAGE - SEPARATE FURNACE
- ✓ COMPLETELY FINISHED
- ✓ HOT AND COLD HOSE BIBS
- ✓ (2) 7' DOORS
- ✓ (1) 8' DOOR
- ✓ OVER 10' TALL CEILINGS



(18' X 18') HEATED W/ 100 AMP BREAKER



3" FOAM CORE ROLL-UP GARAGE DOOR



50' X 80' POLE BARN

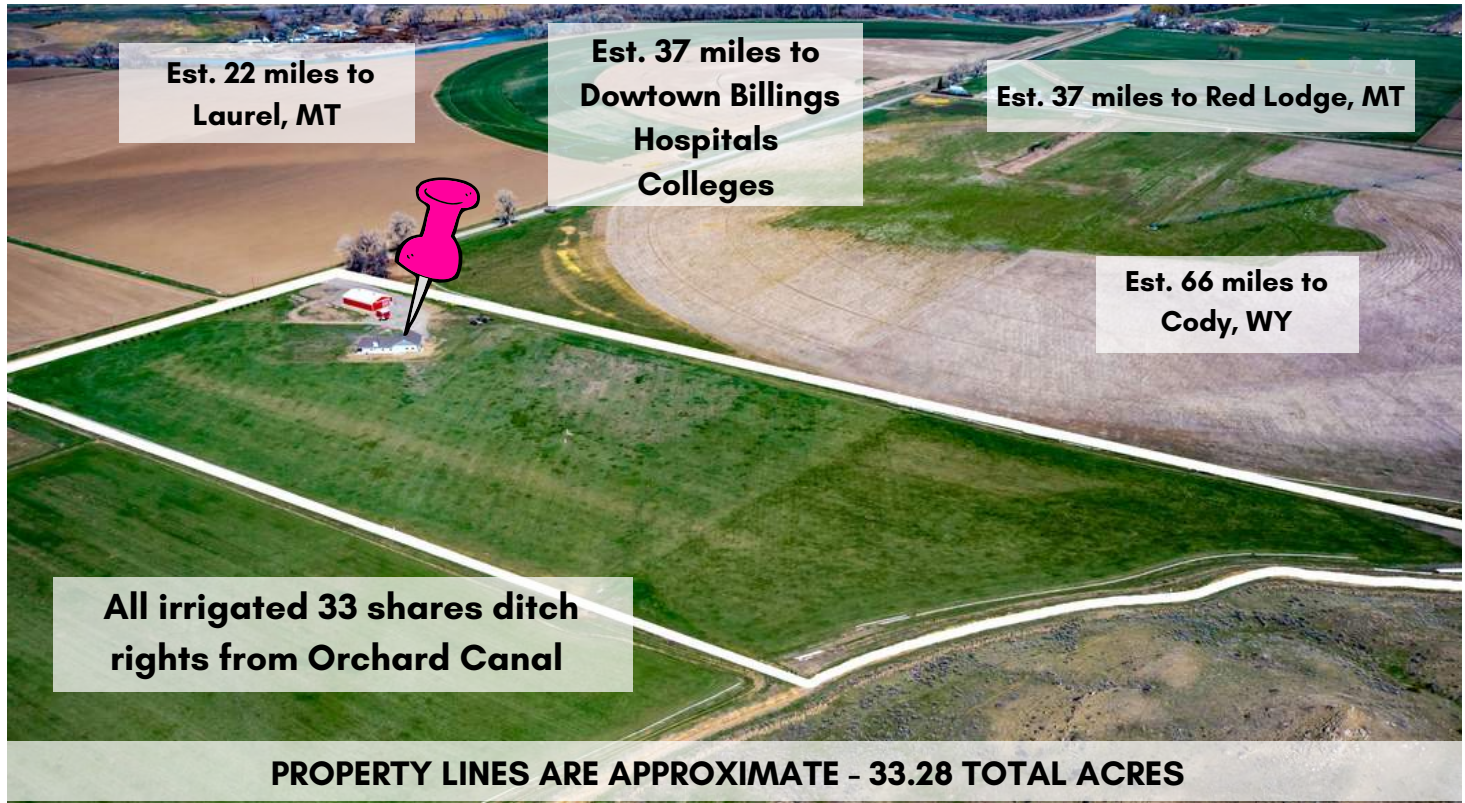
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(2) 15' X 18' OFFSET SLIDING
DOORS
+
HAS ELECTRICAL



PROPERTY LINES + IRRIGATION



PRIVATE HEAD GATE



IRRIGATION CANAL ACROSS EASTERN EDGE



EXTERIOR

627 EDGAR FROMBERG RD



VIEWS!

VIEWS!

VIEWS!



Visit www.627EdgarFrombergRd.com for Additional Information, Photos, Youtube Video, Floor Plan, & 3D Virtual Tour



ADDITIONAL



- **ELECTRIC:** BEARTOOTH ELECTRIC (406-446-2310)
- **NATURAL GAS:** MONTANA DAKOTA UTILITIES (800-638-3278)
- **GARBAGE:** REPUBLIC SERVICES (406-248-5400)
- **INTERNET:** CENTURY LINK (800-244-1111)
- NO HOA FEES & NOT A SUBDIVISION
- JUST 2 MILES TO FROMBERG SCHOOL - SCHOOL BUS WILL PICK KIDS UP FROM COUNTY ROAD
- HOME 200 AMP LOAD CENTER W/ 20KW BACKUP HONEYWELL GENERATOR W/ TRANSFER SWITCH
- WRAP AROUND COVERED FRONT PORCH WITH OVERSIZED GUTTERS AROUND THE HOUSE
- FOUNDATION FULLY WRAPPED WITH FRENCH DRAIN
- WELL WATER - 55' DEEP PRODUCES 15 GPM, 5 OUTDOOR FROSTPROOF HYDRANTS
- WATER SOURCE - IRRIGATION CANAL W/ GATED SURFACE PIPE, ALFALFA VALVES, NAVIGATOR VALVES & PRIVATE HEAD GATE, 16' WIDE EASEMENT ON SOUTHERN BOUNDARY TO CANAL HEAD GATE
- FORCED AIR FURNACE/AIR CONDITIONING IN 2 SEPARATE ZONES, GARAGE HAS STAND-ALONE FORCED AIR FURNACE
- 50-GALLON NATURAL GAS HOT WATER TANK
- CULLIGAN WATER SOFTENER & REVERSE OSMOSIS - OWNED
- OVERSIZED 1500-GALLON SEPTIC TANK W/ 600 SQ. FT. LEACH FIELD - COULD ADD 2ND BUILDING WITHOUT REDOING SEPTIC
- FREESTANDING LARGE NATURAL GAS BERKELEY ENAMEL CAST IRON STOVE (40,000 BTU)
- 4' CRAWLSPACE - EASY ACCESS TO ALL PLUMBING AND ELECTRICAL
- INDOOR MECHANICAL ROOM W/ ROCKWOOL INSULATED WALLS
- R-60 CEILING INSULATION THROUGHOUT HOME & GARAGE/ATTIC AREAS
- 7 CEILING FANS THROUGHOUT HOME
- 3 CAR ATTACHED HEATED GARAGE (1900 SQ. FT.) W/ ADDITIONAL SPACE - ALL FINISHED
- 3 CAR GARAGE HAS HOT & COLD HOSE BIBS
- 3 BONUS ROOMS OFF OF THE GARAGE FOR MORE SPACE FOR WORK AND ENTERTAINMENT
- TONS OF EXTRA STORAGE THROUGHOUT
- EXTRA STORAGE ROOM LOCATED OFF FRONT PORCH
- HIGH-QUALITY FEED FOR ANIMALS - ORCHARD GRASS, SMOOTH BROME, TIMOTHY & ALFALFA
- LARGE 50' X 80' POLE BARN W/ ELECTRIC (15' X 18' DOORS TO FIT ENTIRE SEMI TRUCK WITH TRAILER)
- 18' X 18' INSULATED & HEATED TOOL/WELL HOUSE WITH 100 AMP BREAKER BOX, CONCRETE FLOOR, 3-85 GALLON PRESSURE TANKS, FOAM CORE ROLL-UP GARAGE DOOR
- 14 BLUE SPRUCE TREES, 2 SEPARATE GATED ENTRIES (32' WIDE) - EASY ACCESS FOR WIDE LOADS
- UNLIMITED OUTDOOR RECREATION - HUNTING, FISHING, BOATING, RAFTING, HORSEBACK RIDING, HIKING, SKIING, SNOWMOBILING, ATVING
- DRIVING DISTANCE TO YELLOWSTONE NATIONAL PARK, GRAND TETON NATIONAL PARK, ROCKEFELLER PARKWAY, POMPEYS PILLAR NATIONAL MONUMENT, CODY BUFFALO BILL MUSEUM, MONTANA STATE PARKS