

2907 Clarks Point Dr

Special Showing Instructions & Property Info

Showing Instructions:

1. Appointment needed - Evenings after 5pm and weekends
2. Pre-qualification letter
3. Owner will try to round up cats before showing, but if unable to, don't let cats out

Offer Instructions:

1. 24-48 hour response time
2. Title Company: First Montana Title Co. - Dave Deming

Reason for Selling:

Downsizing, will need to find suitable home

Utilities:

Water: Community Well. Does have water delivered to fill the hot tub.

Gas: Town and Country, 1000 gallon propane tank- Avg \$272/mo, If goes below 60% capacity-no delivery charge; (tank owned)

Electric: Yellowstone Valley Co-op- Avg \$200/mo;

Property Information:

Mailbox Info: Keys, end of road on Spring creek

Garage/Parking: 3 car garage plus shop, must park RV's inside

Garbage Day: Thursday, Mackenzie disposal. \$56 mo for 2 cans

HOA Information:

How much: 2024 was \$550 for year

What it Covers: Main road maintenance, main road plowing, landscaping for entrance to neighborhood.

President Name & Contact Info: Amy and Joe Godwin 406-252-2020

Stay/Go List:

1. Washer/dryers - Negotiable
2. Hot Tub - STAY
3. Kitchen appliances - STAY
4. Pool Table - GOES
5. TV's - GOES
6. TV mounts - STAY
7. Window Treatments - rods, blinds, curtains - STAY