

4139 Julaura Ln.

Special Showing Instructions & Property Info

Showing Instructions:

1. Sellers are retired - Call agent to arrange time, so they can exit during the showing.

Offer Instructions:

1. Seller would prefer 24-48 hours to respond to any offers.
2. Title Co: First Montana Title Co - Dave Deming

Reason for Selling:

Sellers have lived here for 8 years and are building a new home, and downsizing slightly.

Utilities:

Water: Public Utilities - 406-657-8315

Gas: MDU - 800-638-3278

Electric: NW Energy - 888-467-2669

Property Information:

Mailbox Info: Mail station across street from home. Keys provided at closing.

Garage/Parking: 2 car garage with 2 car driveway. Street parking available.

Garbage Day: Monday - one garbage dumpster in the garage.

Security System: Current system with SimplySafe will stay, including doorbell camera. New owner will need to obtain a contract for monitoring.

Leased Equipment:

1. None

HOA Information:

How much: \$210 Monthly and no increase is planned currently.

What it Covers: Maintenance of Common areas, Exterior maintenance, Exterior insurance. All lawn care/landscape trimming in front, lawn maintenance in the back, sprinkler maintenance and repair, and fencing are covered by the HOA. Snow removal is included as well and they do driveway, sidewalks, and up to the front door. They come every time there is 1" of snow or more.

President Name & Contact Info: Joanne Dodd (406) 697-8245

Tailwind will be managing the Association 2025

Our HOA has 20 units/members in 10 duplex buildings - no one is delinquent

The HOA & current insurance cover studs out and did cover windows from the hail claim in 2016.

Stay/Go List:

1. Washer/dryer - GO
2. Hot Tub - GO
3. Refrigerators (Main and basement) - STAY
4. Freezer in basement - GO
5. Garage Heater - STAY
6. Shed - STAY
7. Alarm system including doorbell camera - STAY

Other Important Information:

N/A