



LANDMARK
— REALTORS® —

HOUSE FOR SALE

13375 Melanie Lane

Molt, MT 59057

\$699,900



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INFORMATION

- ◆ Two Story Log
- ◆ 2 Bedrooms
- ◆ 2 Baths
- ◆ 1,976 sq. ft.—Buyer to verify
- ◆ Built in 1993
- ◆ 4 OVS Detached Garage/ Shop
- ◆ MLS #344496

This beautiful piece of property is less than 20 minutes from Billings! Upon arrival, you will first see a big shop that will hold all your cars, trucks, or toys. The shops upper level has an open room that could be finished for additional living space. Log House: the kitchen, dining area opens to the living room that has a sky light & soaring 18' ceilings. Recent updates include new paint, counters, door handles, & much more. The upper level has a nice suite, with bath & office area. The lower level is unfinished; wouldn't take much to make a 3rd bedroom, a bath that is needing stubbed in & space for a bonus room is possible. The land and garden areas will not disappoint.

Information herein deemed reliable, however, is not guaranteed. The sale offering is made subject to errors, omissions, change of price and prior sale and withdrawal without notice in accordance with the law. This property is offered without respect to race, color, creed, national origin or familial status.



Main Level: 832 sq. ft.

- ◆ Living room: Douglas Fir hardwood floors, Bay window, vaulted ceiling, ceiling fan, skylight, wood stove, View
- ◆ Dining room: Douglas Fir hardwood floors, Bay window, chandelier, vaulted ceiling, eating area, View
- ◆ Kitchen: Douglas Fir hardwood floors, all appliances, cupboards, lighting, eating area, new counters
- ◆ Bedroom: Douglas Fir hardwood floors, bath



Upper Level: 312 sq. ft.

- ◆ Suite: Douglas Fir hardwood floors, deck, patio door, sky light, bath, View
- ◆ Office area

Lower Level: 832 sq. ft., unfinished, outside entry—extra large door

- ◆ It wouldn't take much work to make a third bedroom, a bath that is only needing stubbed in, is possible plus there is additional space for a bonus room
- ◆ Utility room: 220 hookup, storage, unfinished



Additional Features:

- ◆ Deck, covered patio, front porch, back porch—newer sink & cabinet
- ◆ Exterior: all new paint on house & sheds, new metal roof, logs are 8" bolted with expanding foam, Hurd windows
- ◆ Heating: Electric baseboard, other, propane (tank stays)
- ◆ Water: Cistern-1,100 gallons / Sewer: septic tank—1,000 gallons
- ◆ Well for livestock: has never been used
- ◆ 4 car Oversized garage/shop with 9' garage door / Shed
- ◆ Lot: 19.66 acres, hilly, landscaped, secluded, trees, View
- ◆ Taxes ~ \$2,766 for 2023
- ◆ Schools ~ Elder Grove, Elder Grove, West
- ◆ Subdivision ~ Hidden Valley
- ◆ Garden Area: 3 Pear trees, apple trees, sugar pumpkins, Russian Sage, blooming dill, beautiful wild flowers

