



105-A O'BRIEN Terrace, Bigfork, MT 59911  
List #282275

New condos, quality finishes of granite, tile & stone with Swan Mountain Range views centered in Bigfork's activities. Professionally managed condo association. One year builder warranty. Living room plus family room with main floor master. Listing Agent related to Seller.

### Reports

Approved by MLS	Yes	Property Type	Residential
Listing Member	DOUG DEATON, Broker/Owner Cell: (406) 212.4310 Fax #: (406) 837.2011 Office Phone: (406) 837.2007 www.DeatonandCompany.com	Listing Office	Deaton and Company 545500431
Co-listing Member	Rick Brunette of Coldwell Banker Wachholz/BGFK	Days On Market	6

### Contract Data

Property Sub-Type	Residential	Listing Date	7/22/2008
Status	Active	Status Change Date	7/22/2008
Contingent	No	Original List Price	194,500
List Price	194,500	Selling Office Comm.	3
Sub. Agency	No	Commission List Type	ERS
Owner	Raven Development		

### General Property Description

Fin. Sq. Ft. Est.	1250 - 1500	Total Sq. Ft.	906
Sq Ft Lower Lvl. (L)	425	Sq Ft Main Level (M)	481
Year Built	2006	Age Range	1 Day to 5 Years
Style	Condo	Lot Size Estimate	LOT TO .50
Lot Acres	0.43	Total Bedrooms	2
Total Bathrooms	2	Total Full Baths	2
Total 3/4 Baths	0	Total Half Baths	0
Garage	Single	Garage Type	Attached
Waterfront	None	Waterfront Name	na
Waterfront Footage	na	HOA	Yes
HOA Dues Amount	\$60/mo		

### Legal and Taxes

Covenant	Yes	Zoning	R-4
Taxes	99,999,999	Tax Year	2007
Tax Remarks	CLA	Subdivision	Crestview Eighty
Assessor Number	na	Section-Town.-Range	S25-T27N-R20W
Legal	Crestview Eighty 2 Lot 2 Block 9 Unit 105-D		
School District	Bigfork		

### Remarks

Member 3 larger units available. Lock Box code 1057. Furnished Model Open Daily. Listing Agent related to Seller. Information

Remarks gathered from public and private sources deemed accurate but not guaranteed by LA/LO.

<b>Location</b>			
Major Area	2x - Greater Bigfork	Area	21-Bigfork
County	Flathead		
Directions	Hwy 35 to Crestview, up hill, second right on O'Brien Terrace.		
Geo Lat	48,068,870	Geo Lon	-114,083,459
Geocode	07383525309030000		

<b>Non-Securitized Fractional Ownership</b>	
Fractional?	NO

<b>Details</b>	
<b>Utilities:</b>	Cable TV Available; City Sewer; City Water; Electric; Gas; High Speed Internet; Telephone
<b>Road Surface:</b>	Blacktop/Asphalt
<b>Road Frontage:</b>	City Street
<b>Views:</b>	Meadow(s); Mountains
<b>Construction:</b>	Wood/Frame
<b>Siding:</b>	Masonite
<b>Roof:</b>	Comp/Asphalt
<b>Foundation:</b>	Poured Concrete
<b>Basement:</b>	Daylight; Full; Full Finished; Walkout
<b>App./Equip. Included:</b>	Dishwasher; Disposal; Microwave; Range; Refrigerator
<b>HVAC:</b>	Elec. Water Heater; Electric Baseboard; Gas Forced Air
<b>Interior Features:</b>	Fireplace
<b>Exterior Features:</b>	Deck; Landscaped; Patio; Paved Drive
<b>Possession:</b>	Closing
<b>Sign:</b>	Sign On Property
<b>Adjacent Owners:</b>	Private
<b>How To Show:</b>	CLA/CLO; Lock Box

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**Prepared by Amy Deaton on Sunday, July 27, 2008 11:12 PM**

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