MARY BURKE ORIZOTTI, Broker
490-6061
Trust the Experience of 29 Years of Real Estate to Guide YOU in Your Biggest Investment!

Check out all these homes & more at: http://mborealtor.ubuildtours.com

LIVING WITH THE BIG HOLE RIVER IN YOUR FRONT YARD - Custom designed and built to perfection, 3 bedroom, 3 bath on 5 acres Year Round Peacefull RETREAT HOME

ARCHITECTURALLY MASTERFUL - NEW granite counter tops, back splash, sinks and faucets boasting this open and deluxe chiefs delight kitchen family room and lower level all new flooring warm and inviting. 4 BEDROOM, 3 BATH, MAIN FLOOR LAUNDRY BEAUTIFULLY LANDSCAPED ON 1.95 ACRES MINUTES TO TOWN

NO SCREECHING BRAKES, child friendly neighborhood, beautifully built and maintained ranch home in Hillcrest Addition. 4 bedroom, 3 bath, glassed sun room off kitchen sunny bright, yard has privacy and hot tub, fenced, patios and extra parking

NEWLY CONSTRUCTED!! REDUCED PRICE 3 bedroom Home with large bath featuring jetted tub/separate shower, attached large garage supersized laundry room, open floor plan

quiet setting, close to town on 2 plus acres, 5 bedroom 3 bath home all on one level but spacious breezeway connects to spacious garage and park like yard with covered decks and loads of room for playing, new roof

MOVE-IN READY - 3 fenced lots surround this well kept 2 bedroom beauty, priced affordably for you immediate purchase Lakeshore Development offers great subd off Blacktail Lane, lot prices starting in the $50,000 range.

2 bedroom, 2 bath townhouse super location, NO PETS, NO SMOKING
OVER 200 PROPERTIES SOLD IN THE LAST 6 YEARS!

Call Today For a FREE MARKET ANALYSIS

TINA WEST

twest@markovichinc.com

Got me a call today at: 593-0324

2827 Lexington, Butte, MT

MLS

NEW LISTING

14 Trudgeon Trail
$299,000
NEWER CONSTRUCTION

Open floor plan, 3 bedrooms, 2 baths, landscaped. Sits on 2.97 acres.

NEW LISTING

Lot 7
$65,000
DAVIS/ENNROOT SUBDIVISION

Great area to build that dream home with 5.21 acres, call today for information.

LAND LISTING

3904 Wyoming
$25,000
SURVEYED AND READY

Great residential building site, close to school, priced for a quick sale.

LAND LISTING

1900 Yale
$38,000
RESIDENTIAL LAND

Corner location with power and water to the site.

PRICE REDUCED

2026 Garrison
$182,500
FABULOUS FAMILY HOME

Large kitchen, great location, 4 bedrooms, 3 baths, patio, 2-car garage.

COMMERCIAL

Parrott Street • $550,000

INVESTMENT POSSIBILITIES

With 7.84 acres total, sites sit on Colusa, Parrott and Hobson Streets.

COMMERCIAL

1203 Howard • $190,000

THOR'S PORT OF CALL

Includes Gambling and Liquor license, kitchen, reception hall, parking.

COMMERCIAL

1743 Harrison Avenue • $189,000

CENTRALLY LOCATED

Large commercial building with store front windows and extra parking in the rear.

COMMERCIAL

319 S. Montana • $59,000

CERAMIC STUDIO

All the inventory is included, zoned commercial, turn key business.

COMMERCIAL

30 Trudgeon Trail

EVERYTHING IS PERFECT

With 10+ acres, 3 car garage, plus a heated shop, plenty of privacy.

COMMERCIAL

1850 Dewey Blvd • $113,500

GREAT HOME

Nice oak, kitchen cabinets, formal dining area, full finished basement, deck.

PRICE REDUCED

1950 Cobban • $172,500

OPEN FLOOR PLAN

With 3 bedrooms, 2 full baths, newer construction, full finished basement.

PRICE REDUCED

1875 Lofretta • $125,000

NO STAIRS TO CLIMB

Newly re-modeled home with an open floor, 3 bedrooms, 2 baths, 2 car garage.

PRICE REDUCED

1919 Howard • $133,000

SPACIOUS HOME

With 4 bedrooms, 3 baths, patio area, hot tub, several updates and more.

PRICE REDUCED

2039 Gaylord • $58,000

PRICED AND READY TO SELL

Large kitchen and bath, new furnace, 3 bedrooms, 2-car garage, covered patio.

PRICE REDUCED

1814 Arizona • $95,000

LOT INCLUDED IN SALES PRICE

Immaculate home with 2 bedrooms, 1 bath, garage, storage shed.

PRICE REDUCED

1019 Oregon • $55,900

CAN'T BEAT THE PRICE

Across the street from a park 2-3 bedrooms, newer roof, garage and more.

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Across the street from a park 2-3 bedrooms, newer roof, garage and more.
Real estate Guide
December/January • 2012-2013

Whisper Creek Realty
406-782-1703
loren@whispercreekmontana.com

FEATURED PROPERTY

$139,900
LOCATION! Beside a creek, overlooking a pond, 1 minute to hot springs, luxury inside. Live the dream!

PLATINUM
Highly sought after area

DEEP Creek
One of a kind

A RIVER RUNS THROUGH IT
4.5 Acres, Water rights

SOLD
CREEK • VIEWS • DUPLEX
Live on the water, let the other side make your payment!! Investment property!

CUSTOM LOG HOME
Beautiful Country Location

250 Gravel Lane
Amazing Views

EXTREMELY PRIVATE OFF GRID
Want to get away?

SOLD
RANCHETTE
Bring the animals & the kids

UNDER CONTRACT
GREAT BUY
5 Bdrm 3 bath

5 Mining Claims starting at $22,100

Variety of 20+ acre lots at Fleecer View Subdivision

Acre lots at Antelope Sub Great VIEWS!

Variety of 20+ acre lots at Flint Creek Subdivision

DEEP Creek
One of a kind

LOCATED ON THE WATERS EDGE
4.5 acres with water rights

SOLD
CREEK • VIEWS • DUPLEX
Live on the water, let the other side make your payment!! Investment property!

UNDER CONTRACT
GREAT BUY
5 Bdrm 3 bath

SOLD
937 HORNET
Large rooms, new carpets, tile floors, huge deck. Great views. Less than 15 min. to Butte.

SOLD
X MARKS THE SPOT
Creek - fresh and fabulous runs through this 29+acre lot, private, recreation abounds... great building sites - may consider owner financing or trades. Broker owned.

UNDER CONTRACT
LOCATION! LOCATION! LOCATION!

PROPERTIES THAT ARE A MUST SEE!

THANK YOU
FOR A WONDERFUL
2012
HAVE A HAPPY AND
SAFE NEW YEAR!

Check out all our listings at www.WhisperCreekMontana.com
RURAL SUBDIVISION NEAR TOWN - ACREAGE FOR NEW HOUSING

Vigilante Estates At Beef Trail

Price Example:
Lot 39 - 4.25 Acres - $29,806
3 Lots sold so far in 2012!

- Only four miles from town
- Parcel Sizes 4-6 Acres
- Spectacular views
- Electric and phone on subdivision
- Modulars Allowed

Irish Eyes Subdivision off Blacktail Loop
Build your dream home in one of Butte’s premier new subdivisions. Country setting but only one block from town.

The best of both worlds. Borders Blacktail Creek. Six parcels from 2.7 acres to 3.7 acres. Level-one septic approved.
HARRISON AVENUE

HISTORIC PARK HOTEL & BERKSHIRE BUILDINGS.
Adjoining buildings owned by same seller. In the URA District in historic Uptown Butte. Many options. Can be sold together or separate. There is a parking solution.

HARRISON AVE. OFFICE
Great visibility. In one of the heaviest commercial traffic areas of Butte. Plenty of off-street parking. $116,900

HARRISON AVENUE
7500 SQ. FT. Uptown. Off-street parking. 7 Overhead Doors. 101 E. Park.

75 PARK STREET – HISTORIC BUTTE
Landmark. Many uses possible, retail, office, residential or mixed. Ready for built-out. $750,000 Grant and Financing programs possible.

HARRISON AVE.
High traffic area on Butte’s primary commercial street. 5,400 square feet of office / retail space. Attractive brick exterior.

HARRISON AVENUE
4,800 square feet on main floor. On 1.6 acres. Full basement. Many potential uses. Industrial Zoning.

4-PLEX
Muli-family investment opportunity at 321 W. Silver. Good rental history.

OFFICE OR RETAIL SPACE WITH VISIBILITY
These two buildings are adjoined and connected. Each building has Offices, Conference Rooms, Open Space. Abundant square footage. Parking lot behind the buildings that is owned by seller. On-street parking too. Being sold together for $224,500.

209 S. Montana
207 S. Montana

2605 PHILLIPS STREET
Floral Park Subdivision. 2 bedroom, single garage. Lot 60x121. Perfect starter home. $75,000

AMAZING
3 bed 1 1/2 bath victorian in the heart of uptown Butte. Beautiful woodwork and hardwood floors. Many updates including a new roof and furnace. $134,500

3-CAR GARAGE
4 Bedroom, 2 Bath home. Updated. 90’ x 100’ lot. $177,500

REALTORS®
723-5455
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Recently Updated & Low Power Bills

Totally Remodeled

Homes welcome 3 Bedroom, 2 Bath home. Huge Garage plus Apartment. Anaconda area $265,000 MLS# 90648

1415 Canyon Road
40 acres, 3 Bedroom, 2 Bath, Manufactured home, covered deck, awesome views. $139,900 MLS# 120916

2237 Grand Ave.
3 bedroom, 1 ½ bath, with 2 car garage. Call to view. $125,000 MLS# 121030

272 Edwards Addition Rd.
Whitehall, 5.93 acres with shop, beautiful views and 750 ft. of Little Pipestone frontage $189,000 MLS# 91206

www.1005DiamondSt.com
www.1920MonroeAve.com
www.15EWoolmanSt.com
www.909Empire.com

$225,000 MLS# 100522

www.472StandingCrk Rd.com

$350,000 MLS# 10794

Prime Commercial Location

1736 Longfellow
16 hook-ups, 15 mobiles included on 1.7 acres. Near Harrison Ave. $225,000 MLS# 120594

8 Bedroom, 2 Bath
2 acres Fenced, south of Butte, nice building site $45,000 MLS# 120728

Old Alhambra Rd.
Nice building site, treed hills side lot. 7.73 acres, mountain views, south of Clancy. Garage on site. $49,900 MLS# 120681

8 Beaver Pond
2 acres Fenced, south of Butte, Mobile home ok! No zoning. $25,000 MLS# 110738

444 Glacier Lily Lane
Natural Gas & Electric to Site, Manufactured homes allowed $20,000 MLS# 111127

725 S Wyoming
6 unit apartment building totally remodeled and updated. Tenants pay their own heat & electric. Always rented! Good cash flow! $275,000

Jefferson River

20 Acres Whitetail 572’ at river frontage $225,000 MLS# 100522

20 Acres Lot 53
Aspen Valley Ranches, Beautiful, grassy, south facing lot, with Muskrat Creek, Near Forest Service boundary. $89,900 MLS# 120963

14 N. Excelsior Ave.
FourPlex with 2 main floor units and 2 upper units. Previous upgrades to electrical. Tenants pay electrical and heat $99,000 MLS# 121056

Rocker area building sites

122097 Nissler Road - 2.24 acres, 1 mile west of Rocker. Mobile home ok! No zoning. $25,000 MLS# 110738

212 Indian Paintbrush Rd., Rocker Natural Gas & Electric to Site, Manufactured homes allowed $20,000 MLS# 111127

246 Glacier Lily Lane
Natural Gas & Electric to Site, Manufactured homes allowed $35,000 MLS# 120633

5bdrm, 2bath home, 1.95 acres, 7.73 acres, mountain views, Close to Hospital and MT Tech with Lots of Open Space

62000 MLS# 120916

5 bedroom, 2 bath Reduced to $149,900 MLS# 120928

Charming 2+ bedroom, landscape lot with gardens, 1 car garage. $70,000 MLS# 120731

653 Placer
Home with a Turret 2 Bedroom, 1 Bath Reduced to $45,000 MLS# 120193

1875 Harrison Ave.
Perfect for business with open floor plan and parking in the rear. $75,000 MLS# 120970

Buy the Pair!

848 W. Broadway St.
Great Investment! 5 units, 2 main floor, 3 upper units. Electrical upgraded, close to Tech & hospital. Call for details. $109,000 MLS# 121054

www.810WMercurySt.com

743 S. Wyoming

743 S. Wyoming

Christmas Bonus!

601 Placer
2 bedroom, 1 bath. Recent upgrades to the kitchen and major components. Currently rented. $60,000

1121 Nevada
Long Term Renter
3 Bedroom, 2 Bath $62,000 MLS# 120194

Consider this for Investment

Attention Investors

Hang Your Stockings By The Fireplace

Move in Ready

2 Bedroom, 2 Bath with full basement, 3 corner lots. $97,000 MLS# 120147

Historic Uptown Butte

Rocker area building sites

www.15EWoolmanSt.com

www.909Empire.com

www.1920MonroeAve.com

South Facing Lot, with Muskrat Creek. Near Forest Service boundary. $69,000 MLS# 120963

www.1005DiamondSt.com

www.2825CobblerSt.com

www.472StandingCrk Rd.com

http://www.GreatDivideRealty.com

Mortgage rates are less than 4%. Call today!

Jefferson River

20 Acres Whitetail 572’ at river frontage $225,000 MLS# 100522

20 Acres Lot 53
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FourPlex with 2 main floor units and 2 upper units. Previous upgrades to electrical. Tenants pay electrical and heat $99,000 MLS# 121056

2 Bedroom, 1 Bath Reduced to $139,900 MLS# 120916

1237 Grand Ave.
3 bedroom, 1 ½ bath, with 2 car garage. Call to view. $125,000 MLS# 121030

270 W. Broadway
2 story brick 4 Bedroom, 2 Bath with 1 car garage. Call today! $120,000 MLS# 120622

1115 E. 2nd Butte
Updated 2 bedroom, 1 bath New Elec. Roof, Plumbing, Flooring, Paint $63,500 MLS# 120485

www.810WMercurySt.com

www.725S.Wyoming.com

www.999E.2ndSt.com

www.1617HarrisonAve.com

www.1115E.2ndSt.com

Dollar$ and Sense - Duplex

Close to Hospital and MT Tech with recent updates to both apartments. $100,000 MLS# 120684

Long Term Renter

3 Bedroom, 2 Bath $189,000 MLS# 120926

Near Hospital and College

www.1005DiamondSt.com

www.1920MonroeAve.com

Many extras in this 3 bedroom home with south facing windows, over 1600 SQFT interior, large fenced yard, 1 car garage + storage garage. $110,000

www.15EWoolmanSt.com

www.909Empire.com

www.1920MonroeAve.com

www.15EWoolmanSt.com

Consider this for Investment

Attention Investors

Christmas Bonus!

Prime Commercial Location

Mobile Home Park

Beer and wine License

Includes 7 gaming machines that are upgradeable. Call Diana for details. $45,000 MLS# 120917

Land

8 Beaver Pond
2 acres Fenced, south of Butte, nice building site $45,000 MLS# 120728

Old Alhambra Rd.
Nice building sight, treed hills side lot. 7.73 acres, mountain views, south of Clancy. Garage on site. $49,900 MLS# 120681

Rocky mountain ranches, nice sitting area, with views of mountains. $225,000 MLS# 120906

www.207DavisLane.com

Beautiful Twin Bridges home ranch, 15.98 acres with abundant irrigation, small home and barns $350,000 MLS# 10794

www.GeorgetownLakeHome.com

Near Discovery Ski Hill

3 bedroom, 1 ½ bath, with 2 car garage. Call today. $60,000

www.100Slaughterhouse Rd.com

www.725S.Wyoming.com

www.1115E.2ndSt.com

www.1617HarrisonAve.com

www.810WMercurySt.com

www.725S.Wyoming.com

www.999E.2ndSt.com

www.1115E.2ndSt.com

www.1617HarrisonAve.com

Mortgage rates are less than 4%. Call today!
NEW LISTING!

Sensational Brick Ranch For comfort and style, see this well-maintained 4BR/2BA residence. Lovely details include covered patio, finished basement and wood flooring. The fireplace is a design highlight and also features a cozy gas log included. This home will also enjoy these additional features: two-car garage, metal roof, ceramic tile and main-level laundry. Anticipate the best! $345,000.

NEW LISTING!

True Comfort Abounds in this Ranch Style Home! A delightful 4-bedroom Vintage-style, Engaging 1-1/2 story offering many extras. This delightful home, with its matching prices, is an ideal choice. Come by and see it! $375,000.

REDUCED

BriCk True AWAiTs Ranch and In-style, see this well-delightful 4BR/2BA ranch. Ideal features offered here include comfort and conveniences like these: barn, out buildings and stall. Generous price, an indexed amount of comfort and conveniences like these. You will know it is home. $176,000.

THE BEST DEALS IN TOWN

Oupulent Brick 1-1/2 Story

Appreciate the unique style and distinction of this impressive 3BR/2+BA residence. Among the ideal features you expect, you will find: large rooms, formal dining room and hardwood floors. This finished basement offers the additional living space for family and guests. 2 fireplaces. Built-in trash compactor, complete appliance package! Large covered front porch, garage with heat & a/c. $325,000.

1-1/2 Story Providing Space to Spare

On One Acre Formal System with luxury in this exceptional, kept 4-bedroom residence. Ideal features include here includes comfort and conveniences like: three-car garage, covered entry, living room, 2 bedrooms and 2 baths. Enjoy a delightful setting for special occasions,高贵. The house is move-in ready. $325,000.

Wonderful Flair!

Your dream come true! 4BR/3BA with family room 2-1/2 bath and 2-car garage. This home is spacious and well-designed to take advantage of views to the west over a portion of town. Finished basement, double sink in master bath and a breakfast bar. Large family room to welcome guests. $329,000.

Attention Investors!

A Duplex on the site Enjoy an easy-going future in this move-in 2BR/2BA Duplex garage yard with big closets, modest eat. This charmingly charming brand new that has a nice side. The side yard has been renovated. 3 brm 2 ba Great Post Properties. $356,000.

A Timeless Appeal

Good property 4BR/2BA home on a corner lot. The complete and complete included in the price includes many delightful features: two-car garage, hearth and basement and finishing. It is truly a charmer! You will find a corner of all you desire. This is a cozy home with its desirable features and sensible price $265,000.

A Great Start-Up Chance

For Satisfactory Living Come right in to a newly-painted nugget. Desirable, well-kept single-level with basic features, price 290,000.

Great Garage on 4 Lots!

PERFECT REDUCTION! 3 mobile homes plus a residence to use the garage or home on a 2/2 up. Owner will consider offers. $46,000.

Easy Walk to Tech!

Houseable 2-bedroom delightful home. Enticing features include pleasant living, mature trees, right at your command. An outstanding home at an indexed price, an unusual amount of comfort and conveniences like these. $65,000.

Search 1000’s of homes instantly! www.ButteRealEstate.com

Butte Plaza Mall
494-5777
www.ButteRealEstate.com

Judy

Ken

Kathy

Toots

Commercial Lot For Sale

Uptown Butte, located in the 300 Block of West Broadway. 47x64 Sq Ft area of building space. Look for Kivela Real Estate sign. Call for more details. $230,000.
YOUR HOUSE IS YOUR BIGGEST FINANCIAL INVESTMENT.

Trust people who care to help you get the house of your dreams!

- Competitive Rates
- Flexible Terms
- Several Payment Plans To Choose From
- Interest May Be Deductible Consult your tax advisor
- Low Closing Costs

EDTECH FEDERAL CREDIT UNION

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Quality homes available at reasonable prices.

Caution! Offer may cause feelings of euphoria.

Contact a local realtor today, to find your’s.
REALTORS® Jennifer Shea
Broker/Owner RE/MAX®/GRI
560-5366 • 1900 Harrison, Butte, MT

May Your Holidays be Merry and Bright and Best Wishes for 2013.

Call Me for more information on all the properties in this guide or visit my website at www.ButteMontanaHomes.com

A HISTORICAL GEM
This Historic Neoclassical Mansion features 7 Bedrooms, 5 1/2 Bathrooms, Formal Living Room, Formal Dining Room, Balcony, Library, Sitting Room, Kitchen, Butlers Pantry, Grand Staircase, Several Magnificent, Ornate Features Throughout. 829 W. PARK STREET • $395,000

CAPTIVATING.....
Describes this 4 bedroom, 3 bath home located on the East Ridge. Offering formal dining, large living room with cathedral windows, spacious kitchen, breakfast nook, Master Suite with panoramic views, Full finished daylight basement with egress windows and option for 2 additional bedrooms, In-floor heat. Sits on 1.602 acres. $375,000

PRICE REDUCED
LUXURIOUS LOG HOME
This beautiful Whisper Creek Log home, offering 4 bedrooms, 3 baths, master suite. Exterior chinked logs & river rock enhancing the cement foundation. Large great room with gas fireplace, wood floors and 10' ceilings, picture windows, spacious kitchen with slate floors, granite countertops, stainless steel appliances, with deck, laundry on main, deck on rear of home, walkout basement with 10' ceiling. 2 car detached garage + 1 car attached garage. On 2.25 Acres. Views 110 PASSMORE CANYON ROAD • $455,000

NEW LISTING
BEAUTIFUL AND IMMACULATE!
Is this brick beauty in the Country Club Estate. 3 bedrooms, 2 full baths on main, kitchen, living room with fireplace, full finished basement with bonus room and 3rd full bath and fireplace with wood insert. Newer roof, 2 car attached garage. Landscaped back yard. 116 Rocky Mountain Ln • $179,000

PRICE REDUCED
MOVE IN AND ENJOY LIFE....
In this UPDATED 3 Bedroom, 2 Bath Townhome. Large living room, dining room, spacious kitchen, large master suite with master bath, deck. Association fees cover lawn care, snow removal and exterior maintenance. Call for Details. 207 Aspen Loop • $189,900

PRICE REDUCED
VERY NICE!
Well Maintained 4 bedroom craftsman with 1 1/2 bathrooms, living room, formal dining room, family room. Single garage, deck, underground sprinkling. 1320 GOLD ST. • $139,000

PRICE REDUCED
1415 S. WARREN AVENUE
Updates! Updates! in this 2 Bed, 1 Bath home-single garage. New range R-59 to R-69 insulation, roof, high efficiency Lennox furnace, air conditioning, filtration, and humidifier systems, hot water tank, updated bathroom • $100,000

NEW LISTING
PLENTY OF ROOM
In this 3 bedroom, 3 bath home with living room, kitchen, full finished basement, oversized 3 car garage with loft • $159,900

NEW LISTING
LARGER THAN IT LOOKS
Spacious 3 Bedrooms, 2 Baths, Single Garage, Large Full Finished Basement, Large Yard. New Roof. 2900 ST. ANN • $135,000

PRICE REDUCED
JERRY CREEK PROPERTY
Scenic Property at Jerry Creek 25.36 acres in the Big Hole near Wise River. Abundant in recreation and wildlife. Approx. 3.5 mile North of the Big Hole River! Year round access make this your Dream Recreation Getaway. LOT 1 & 2 COPPER & WESTERN • $199,000

SIMPLY ELEGANT
Is this Unique Lower West Side Home, offering 4 bedrooms, 2 1/2 baths, formal living room, walkout basement, large kitchen walk out basement 3 car garage with shop, new deck, offering privacy with 15,000 sq. ft lot. Many Updates a Must See 1416 W Gold, • $289,000

PRICE REDUCED
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PRICE REDUCED
Our “Homes Plus” real estate section, published every Sunday in The Montana Standard, is dedicated to helping you find the home of your dreams.

Access everything you need to find a new home and update the one you already have.

Check it out this Sunday in The Montana Standard.

The holiday season is a special time

May the joys of the season warm your heart and light up your home.

Thank you for your business in 2012. We look forward to serving you in 2013.

Curtis Gannon  
Home Mortgage Consultant  
NMLS ID 236333

Denise Horne  
Home Mortgage Consultant  
NMLS ID 400355

Georgia Warner  
Mortgage Associate  
NMLS ID 402109

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3650 Harrison Avenue  
Butte, MT 59701

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HomesteadRealtor.com • office@homesteadrealtor.com

1729 Wall ~ $57,500
2bd, 1ba
Craig Dessing @ 498.2252

1104 W 3rd St ~ $159,900
4bd, 1.5ba, 2 car gar.
Craig Dessing @ 498.2252

2208 Carolina St ~ $89,500
2bd, 1ba
Craig Dessing @ 498.2252

1823 Lafayette ~ $124,900
3bd, 2ba, 2 car gar.
Craig Dessing @ 498.2252

TBD Fairmont/Eagle ~ $32,000
12,000 sq. ft. lot off of Continental Dr
Craig Dessing @ 498.2252

1200 Britania ~ $45,000
Westside Subdivision Lot
Craig Dessing @ 498.2252

104 Shawna Lane ~ $219,900
4bd, 3ba, 2 car gar.
Jana J Richards @ 560-5024

130 Crying George ~ $224,000
3bd, 3ba, 2 car gar.
Jana J Richards @ 560-5024

1006 S Montana ~ $129,000
Commercial Building w/ offstreet parking
Jana J Richards @ 560-5024

3450 Gladstone ~ $115,000
3bd, 1ba, 2 car gar.
Matthew J Stout @ 498-0920

1112 Dewey ~ $139,000
3bd, 2ba, 2 car gar.
Matthew J Stout @ 498-0920

675 Slalom Lane ~ $369,000
4bd, 3ba, 3+ car gar.
Matthew J Stout @ 498-0920

4850 S Utah ~ $225,000
4bd, 3ba, 2 car gar.
Matthew J Stout @ 498-0920

1229 E Second ~ $39,900
3bd, 1ba
Matthew J Stout @ 498-0920

1018-1020 Maryland ~ $207,000
Matthew J Stout @ 498-0920

Soap Gulch ~ $33,000
Matthew J Stout @ 498-0920

TBD ~ $85,000
10 acres N. of Butte
Matthew J Stout @ 498-0920
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Betty Kissock, Broker, Owner  490-5533
Joe Kissock, Broker     490-7666
Vicky Leskovar, Sales Assoc.  490-6720

RESIDENTIAL

2112 GARRISON - Super Attractive Home! 3 bedroom, 1 1/2 bath, 1 car garage, storage shed, underground sprinklers, rock wall, gated parking in rear and many extras. Call Betty.

3546 WILLOUGHBY AVE. - Brick, 3 bedroom, 1 1/2 bath, new carpet, air conditioning, large fenced yard, covered carport, double garage. Call Joe.

822-826 WEST COPPER. Buy One Get One FREE! 4 bedroom, 2 bath, bonus room, new carpet & paint. Second house has 1 bedroom. $110,000 Call Vicky.

3425 ST. ANN'S - brick 5 bedroom, 2 bath home with family room & sauna. Enclosed, covered patio with woodstove, underground sprinkling, newer roof & double garage. Call Vicky.

2215 GAYLORD - 3 bedroom home with basement utilities, 2 car garage and nice yard. $124,000 Call Joe.

1236 FARRELL - 3 bedrooms, 1 bath, Double Garage, Full Basement, $35,000 Possible Owner Financing - Call Joe.

1832 PHILLIPS - Cute 2 bedroom home located in Emerson area featuring hardwood floors & single garage. $75,000. Call Joe.

2117 ELM - REDUCED 3 Bedroom. Remodeled kitchen, bath, living room. New hardwood floors & carpet. Deck. 2 single garages. $95,000. 2½ Lots. Call Joe.

JUST LIKE NEW - Lived in Part Time 2 bedroom, 2 bath, attached garage, great condition, force air heat, Wood Deck & patio with great East Views, Call Today to See.

1432 SUNSET ROAD - 3 bedroom, 2 bath, utility room all on one floor bonus room, double garage, 8,000 sq ft lot size: $85,000.

1956 OREGON - 2 bedroom, metal siding, new roof, double garage. $78,000 Call Joe.

WE NEED LISTING!! HAVE QUALIFIED BUYERS

COMMERCIAL

• 405 WEST PARK - Great rental property. Retail, Office or Residential. Approx 50,000 sq.ft. 6 Floors. Elevator & Swimming Pool. $550,000. Call Joe.

• 5.14 ACRES - Ash Drive. Terra Verde. Well on Property. $80,000. Call Joe

• 3547 HARRISON AVE. - For Lease or Sale. 14,212 sq. ft. Building on .99 of an acre.

• .49 ACRES - Jefferson River out your back door. Between Silver Star and Twin Bridges. $50,000. Call Joe.

• 6 LOTS - 180x100. Timber Butte. Modular or Stick Built. $105,000. Call Joe.


• 2 LOTS - Timber Butte. Modular or Stick Built. $40,000. Call Joe.

• HARRISON AVE 7 HIGHWAY 2 - 22+ Acres, Zoned Commercial, can be split into smaller parcels. $395,000 Call Joe.

• 2 LOTS. Emerson SOLD. Call Joe.
Choosing your realtor can be the most important decision when buying or selling a home.

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Daytime & Nighttime Views
451 Saddlehorn
at Vigilante Estates $364,000
Built in 2006 almost 4000 sq. ft. on two levels, vaulted ceilings, 3 bedrooms, 3 baths, 2nd story deck, oversized rooms including very large master bedroom/bathroom w/ Walk in closets, walkout basement ready to finish with finished bath, 3 car garage & RV Pad. 3.86 acres.

Becomes a landlord - 2013-2017 Reynolds - $70,600
3 lot trailer court
Long time renters own the manufactured homes and rent is $200/month per lot, with low annual expenses. Consider this as a low maintenance entry into investment property.

Flystones Area on 80 Acres - Gillespie Basin Road - $950,000
Co-listed with Michelle Van Dyke (Prudential Montana in Twin Bridges
Architectural wonder on 80 acres designed by architect Clark E. Leewellyn, built 2001-2003. Structures are main house, guest house & generator house roofed in Corten steel, sided in ponderosa pine & corten steel, triple glazed windows. Main house is 3500 with metal tressed ceiling, 2 bedrooms, 3 baths, hickory floors, woodwork, guest house of 1500 sq ft with 2 beds, 2 baths, each has attached double and single car garage, 4 ponds, 8 springs, property comes with water rights and 1/2 mineral rights.
250 Scenic Dr. - $699,000
An amazing area just south of Butte. This spectacular property is on ten forested acres with meadow, rock outcroppings, the home has almost 5000 sq ft with 5 bedrooms, 3 baths, custom theater room, master suite, 4 car garage. RV pad, open floor plan in main living area. Deluxe living in the Montana style.

The Ranch at Georgetown Lake - 57 Vagabond - $235,000
Turn key furnished! Your own private getaway on year round maintained road for skiing, snowmobiling, summer hiking, boating. 1.5 acres, 3 bedrooms, 2 baths, enormous pole barn for several cars and all your toys. Additional storage shed with covered patio. Developing area with new construction, permanent & recreational residents.

203 Humbug - $209,000
In-floor heat on both levels, constructed in 2007, great room with many kitchen cabinets, beamed ceilings, living room, large master bedroom & bath, Jacuzzi tub, dbl sinks, walk in closet, 4 bedrooms, trex wrap around deck, 1292 sq. ft. pole barn and on 5.65 varied terrain acreage.

Good Commercial Location
2400 S Montana - $165,000
Office, showroom, workshop and storage space, 7 lots!

Trimbe's Pizza - $180,000
(as featured on National TV)
Complete Pizza business operating in Lipton Butte. Owner buying new business-motivated Seller!

Land Listings
Vacant Lot - $19,500
Agyle near SE corner of Farragut & Agyle 45x100 lot may need variance for building.

3.7 acres Harrison Ave - $175,000
Zoned Commercial

Lot 103 Butte Ski Club - $55,000
413 acres beautiful building site!

See additional properties on back cover!
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Despite low interest rates and declining sale prices, there is still a lot of home inventory available. That means homeowners thinking about selling have to do whatever they can to set their homes apart from the others available. Real estate experts call it "staging," or presenting the home in the best light so that potential buyers can envision themselves moving right in. Just a few changes here and there can position a home to sell faster than the competition.

1. The nose knows. A house can be perfect inside and out, but if it smells bad, buyers will likely be put off. Make sure there is no noticeable odor, such as pet smells, garbage, stale smoke, etc., to turn off others.

2. Clear out. Make sure the interior looks as spacious as possible. This could mean taking out some furniture and temporarily putting it in storage. Be sure countertops in bathrooms and kitchens are free of clutter. And pack away knick-knacks that can collect dust.

3. Cater to the lazy person. Potential buyers generally want to move in and simply unpack. They don't want to make major repairs. Therefore, homeowners should do whatever repairs are possible, within reason. If that means tearing down dated wallpaper or replacing carpeting with hardwood floors, it could mean a faster sale.

4. Do a deep cleaning. Whether a cleaning service is hired or the homeowner does it himself, tackling necessary cleaning projects could make the home shine. Now is the time to wash the windows, shampoo the carpets, regROUT the bathrooms, and tackle all of those messes that could compromise a sale.

5. Add a fresh coat of paint. If walls are bright colors or eclectic, it could pay to paint rooms in more neutral shades to appeal to the masses. Just be aware that some buyers are suspicious of paint, especially freshly painted ceilings. They may think a homeowner is trying to hide something, usually water stains.

6. Keep the home updated. While one doesn't have to follow every trend, ensuring the home is ageless can make for a better sell. So if the cabinets scream 1985 and the bathroom is circa 1967, it could be time to do some updating.

7. Create "happy" spaces. Buyers don't want to purchase a dark home that seems full of doom and gloom. Open the windows, turn on the lights, add lights to dark rooms and use light colors as room accents. Generally buyers want a bright and light home.

8. Avoid provocation. One potential buyer could be an animal lover, another a political activist. No one can tell who will view the home. So don't display personal items that might offend. Take down mounted deer heads and put away books that may seem offensive. It can be a good idea to store religious items as well.

9. Clean out closets and cabinets: Partially empty closets and cabinets give the suggestion that the home is large and has plenty of storage space -- so much so that it doesn't even all need to be used. Buyers who see jam-packed closets could wonder what's up with storage. Selling a home in a tough market can be easier when homeowners take the steps needed to stage homes for a faster sale.
In an effort to leave the unemployment line behind them, many men and women have decided they would relocate for jobs if the opportunities presented themselves. According to the Atlas Van Lines 2012 Corporate Relocation Survey, 52 percent of all relocations in 2011 were new hires. That's not only reflective of people's willingness to move for new opportunities, but also companies' willingness to help new hires make smooth transitions. Whereas many companies were forced to reduce or eliminate their relocation budgets during the depths of the recession, more and more of them now have more money to help candidates relocate.

Finding a company that's willing to incur some, if not all, of an employee's relocation costs is certainly one way to make the process go smoothly. But even those who can't find such a willing employer don't have to rule out relocation. The following are a few ways to make relocating for your career as successful as possible.

• Don't be afraid to negotiate. The Atlas relocation survey noted that 87 percent of the firms surveyed had a formal relocation policy. These policies can run the gamut from very accommodating to extremely limited. But many policies leave room for exceptions, so men and women should not be afraid to negotiate. The company may offer additional benefits to entice you to relocate, but the applicant has to ask about those benefits.

• Do your homework. Companies often expect quick responses when they offer out-of-towners a position. Applicants likely won't have enough time between receiving the offer and meeting their deadline to accept or deny the position to do all of the research that needs to be done. Before applying for positions within a given city, learn about the city, including the cost of housing, the reputation of the city's school districts, and anything else that will ultimately have an impact on your decision to move or stay put. If possible, visit the city before beginning your job hunt. If you find the city fits your lifestyle, then begin your pursuit of a career.

• Don’t overlook temporary housing. Many firms provide temporary housing for new hires or existing employees who relocate. This option should not be overlooked. Firms expect quick answers when asking an existing employee or a new hire to relocate. In fact, the Atlas survey found that 72 percent of firms give an employee two weeks or less to accept an offer to relocate. So you likely won’t have enough time to find your next place to call home. In such instances, consider temporary housing, ideally offered by the company. If the company does not provide temporary housing, then stay with a friend or family member or contact realtors and explain your situation. A real estate agent should be able to help you find temporary housing and can then help you once the relocation is complete and you’re ready to find a permanent residence.

• Know the repayment provisions. While many people consider their decision to relocate a success, others find their new job and city are falling short of expectations. That can be a sticky situation if your new company helped pay for your relocation. Before accepting the job offer and relocating, ask to read the relocation policy and make note of its repayment provisions. Some firms that help relocate new hires or existing employees have the right to ask for those costs back if the employee leaves the company within a given time frame. Know these provisions before you decide to relocate.
Learn the Basics of Home Warranties

Buying a home is arguably one of the largest purchases a person will make. It can also be one of the most stressful. Individuals take quite a financial leap when buying a home. Even after careful consideration of funds and budgeting, it's easy to become overextended. A home warranty can take some of the bite out of unexpected expenses.

Although home buyers are urged to hire an inspector and check a property and structure from top to bottom before signing on the dotted line, a home inspector cannot foresee everything that may crop up after a person moves into a home.

“When my home inspector reviewed the property he found only minor things that needed attention,” says Jeannine in New Jersey. “After I moved in, we shortly learned that the crawl space had flooding issues that would require a lot of money to fix properly.”

Home warranties can be a smart investment that take some of the financial pressure off of new homeowners. They can also be negotiated into the sale terms of the home so that the seller is responsible for providing the warranty to the new buyer.

Home warranties do not negate the need for homeowner’s insurance, but they can add protection against large monetary pay-outs to repair many items around the house. Policies may differ as to specific coverage, but most home warranties will cover major systems of the home, such as heating/cooling, plumbing, electrical, as well as certain appliances.

To decide if a warranty is the right investment, home buyers should consider the following:

• Home warranties are only as good as the company backing them. Careful investigation into the trustworthiness of the warranty company and its track record should be completed.

• Read the fine print of the warranty. Learn what exclusions exist, which may not make the warranty practical.

• Keep in mind that the warranty company reserves the right to determine if a repair or replacement is adequate in a claim situation.

• In general, warranty companies work with their own set of contractors. This means a homeowner may not be able to hire his or her own preferred contractors to do work.

• There may be a deductible or a fee charged prior to having a technician assess a repair situation.

• The warranty company may require inspection of the house to be sure items are in good working order before offering a plan.

• If a warranty is offered through a home seller, there may be no negotiation on the coverage or company used. Home buyers should keep in mind that there are many unforeseen expenses that can arise when purchasing a new home. Having some additional protection, such as a home warranty, could mean saving money on out-of-pocket repairs.
Real estate investors have many reasons for making such investments, but one of the more common motives behind a decision to invest in a property is the belief that real estate rarely depreciates in value. Though the recent housing crisis might have debunked that myth once and for all, real estate is still widely considered a sound investment, one that many people wish they could afford to make.

Those who have already invested in real estate know how difficult it can be to maintain a property much less improve it, which should be high on an investor’s priority list. But improving a property does not have to involve a complete overhaul or any other dramatic changes. In fact, there are several simple ways investors can improve their real estate investments and improve their chances of turning a large profit when they decide to sell a property.

• Hire a property management firm. Some real estate investors, especially those new to the business who just purchased an investment and have little money to spare, shy away from hiring a property management firm. But such a company is worth the expense for investors with little time or know-how with regard to fixing a home. A property management firm will ensure the building is kept in shape, and depending on your agreement with the company, may even take care of cleaning vacant apartments, readying
them for showing and renting them to new tenants. Perhaps the biggest advantage to working with an effective property management firm is the likelihood that they will turn over the vacant apartment quickly, ensuring you aren’t losing money when tenants move out.

• Carefully vet prospective tenants. One of the easiest ways a property can fall into disrepair is to allow bad tenants to move into the building. It’s understandable that investors want to get a building occupied as quickly as possible so they can use tenants’ rents to pay for the property. But bad tenants can cause damage to the property, and their behavior might encourage reliable fellow tenants to find a new living situation. When looking to fill a vacancy, establish a minimum income requirement for prospective tenants and ask applicants to produce proof of income and references from past landlords. This increases the chances you will find a respectful tenant who’s fully capable of paying their rent on time.

• Work quickly. Few people want to rent forever, so expect significant turnover, especially if your investment property is a larger complex with multiple dwellings. If you aren’t working with a property management company, an easy way to maximize your profits on an investment property is to work quickly when turning apartments over after a tenant moves out. This includes painting and cleaning the apartment, and the process should go smoothly if you properly vetted tenants and the vacant unit did not suffer significant damage while the previous tenants were living there. A unit with just minor wear and tear should take one week or less to get ready to show to prospective tenants, and the unit should be vacant for only one month before new tenants move in. Anything longer than a month and you’re losing money you don’t have to lose.

• Upgrade appliances. Renters are just as likely to fall in love with curb appeal as buyers are. While there may not be a yard to entice renters if you purchased an apartment complex, curb appeal can apply to an apartment’s interior. One of the more notable eye-catchers to prospective renters is updated appliances, especially since appliances may be the only items actually in the apartment when it is shown. Stainless steel appliances provide an instant upgrade over older appliances that may appear dated and are certain to make a strong first impression on prospective renters, many of whom would be willing to pay more in rent for a unit with update appliances. In addition, renters may feel that landlords who took the time and spent the money to upgrade appliances are likely to make a greater effort maintaining the property.

Investors can maximize their returns on investment properties in a variety of ways, many of which don’t require significant effort.
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NATURES BEAUTY 5bd, 5+ ba home on 4+ ac. Vaulted ceilings & spacious rooms throughout. 3c car. +2300 sq ft workshop. $399,000.

STUNNING 3 level- 4bd, 2.5 ba home. Fireplace, dream kitchen, sky lights, master suite. 3c car. & shop. Mountain views. $300,000.

EXCEPTIONAL CONDITION Luxurious living & formal compliment this 5bd, 3ba home w/2 fireplaces & 2 family rooms. Close to CC. $279,000.

COUNTRY CLUB 4bd, 2ba features kitchen w/ unique corner desk & spacious living/dining. Fam rm in bsmt. Indoor shop, hot tub. Tux deck & lush landscaping. $249,500.

1 ACRE 3bd, 1.5ba, one level. Formal dining & family room. Master suite. Porch, deck, and 1200 sq ft gar. South of Butte. $179,000.

TAKE A LOOK 4 bdroom, 2bath, open living/Kitchen. Never heating system. Fenced yard & 2c det gar. Good area. $169,900

HILLCREST AREA Updates throughout this 3bdroom, 2 ba home. Never kitchen & appliances. Full unfinished bsmt. Detached gar & fenced yard. $169,900.

OPPORTUNITY KNOCKS 2,800 sq ft 4bd 2ba home w/ several options. Sunny eat-in kitchen, formal dining, family room, day/light bsmt. Work shop. $168,500

STYLISH 3bdroom, 2 remodeled baths. Updated kitchen and hardwood floors. 2c garage w/ffstreet parking. Close to Clark’s Park. $168,000.

DESIGN & APPEAL 3bdroom, 2.5ba home. On the West Side with large master suite. Formal dining/con在他厨房. Hot tub and garage. Great views. $159,000.

QUEEN ANN VICTORIAN 3br, 2ba. Original features, unique fireplace, formal living/dining. 3c car port. $139,000

WARM & INVITING 4bdroom, 2bath, w/ updates throughout including newer kitchen w/stand. Full fin bsmt w/family room. Det2c gar. Large corner lot. $138,800

CRAFTSMAN 3 bdroom, 1.5 bath home features hardwood floors and original built-ins throughout. Main floor utilities w/plenty of storage in the bsmt. 2c gar $135,500

THING TO DO! but move into this 3 bdroom, 2 ba, completely remodeled throughout. Spacious kitchen w/tall ceilings & a large yard. Det 2c gar. $135,000

CHARMING 3bdroom, 2bath, features beautiful new kitchen w/ birch cabinets. Deck, landscaped yard. 2c garage & workshop. $132,900

PARK LIKE SETTING! 3bdroom, 2 ba, large eat-in kitchen opens to living room flooded w/ natural light. Full unfinished bsmt. 2c car garage. Great buy! $129,000

STEP BACK IN TIME 3 bdroom, 1.5 ba, features stained glass windows and inlaid wood floors. Updated kitchen & main floor laundry. $119,000

TAKE A LOOK! 3bdroom, w/ updated & bright eat-in kitchen. Partial bsmt, whdroom & laundry area. Deck, 2c det gar & fenced yard $117,000

RIDE, ROAM, & RELAX. On this 20 acres parcel which features a 2bdroom home, 2c gar & out buildings and barn. Silver Bowl. $115,000

BEAUTIFUL 2 bdroom, 1 bath Craftsman located in Uptown Butte. Original wood work and features throughout. Fireplace & newer carpet. $99,900

A GREAT BUY! 2bdroom, 1.5 ba. Remodeled kitchen, full unfinished bsmt, det 2c car garage, & lg fenced yard w/deck run $95,000.

MAINTENANCE FREE BRICK 2 bdroom, 1.5 ba, 2 fireplaces accent the homes charm. Eat in kitchen. Fenced yard & det gar. $85,000

CLOSE TO ST. JAMES 2 bdroom, 1 bath, updated heating system, newer windows & appliances. $79,000

COZY & CUTE. This 2 bdroom, 1 bath is a must see. Open living/kitchen. Partial basement. Detached garage. $79,000.

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SOLD FREE MARKET ANALYSIS

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December/January • 2012/2013 • 27
Labrador Run
Lot 2 Fleece Subdivision
3 bed, 2 bath
$79,000/MLS#120929

64 Hwy 359
Bed & Breakfast
3 bed, 2 bath
$149,900/MLS#120768

2528 Kossuth
2 bed, 2 bath
$180,000/MLS#120675

72 Golden Willow Loop
Lot 2 Fleece Subdivision
1 acre lot w/ 300' of lakeshore
$350,000/MLS#120687

3215 Kossuth
2 bed, 2 bath
$159,000/MLS#120735

415 Roosevelt Drive
1 bed, 1 bath
$355,000/MLS#120687

2506 Princeton
2 bed, 1 bath
$115,000/MLS#120996

361 Trail Creek Rd
5 bed, 1 bath
$339,000/MLS#120388

3056 S. Arizona
3 bed, 2 bath
$115,900/MLS#121024

Moulton Reser
W. Mighty W. River
1 bed, $100,000

433-435 W. Silver
4plex w/ 1 bedroom units
$85,000/MLS#120923

2020 Florida
4 bed, 2 bath
$168,000/MLS#1201029

3106 S. Dakota
3 bed, 2 bath
$199,000/MLS#1205310

1801 Thurston
25-acre parcel
$7,490,000/MLS#1202727

2638 Kossuth
1 bed, 1 bath
$180,000/MLS#120544

420 Roosevelt Drive
3 bed, 2 bath
$245,000/MLS#120807

73 Carney Lane
4 bed, 2 bath
$149,900/MLS#120617

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900 So. Main St., Butte
3 Bdrm, 1 ½ Bath located close to uptown Butte. With a little TLC this Victorian would make a great family home. $29,900

209 Main St.
Commercial building with lots of potential. Would make an ideal retail space. $30,000

615 Alder St.
Well cared for 1 bdrm with nice backyard. Home has a full basement. Perfect starter home. $35,000

504 Main St.
3 bdrm, 2 bath Queen Anne Victorian. Recently placed on the National Historic Register. A wonderful opportunity to own a piece of Anaconda history. $51,900

504 E. 6th St.
Move-in Ready! Completely renovated 2 bdrm, 1 bath home with stainless steel appliances & washer & dryer. Great home for a first time homebuyer. $59,000

712 E. Park Ave.
Brand new construction! One of three homes built by Homeword, in cooperation with ADLC. Buyers must meet HUD income requirements. Financial assistance available for qualified buyers. $64,900

1008 Smith St.
Great 2 bdrm maintenance free home located on 6.32 acres. No restrictive covenants. A year round creek with water runs through the property. Lots of storage! $125,000

115 W. Commercial
Office building located in prime downtown business district. Part of the building is currently rented. Plenty of parking in the rear of the building. $135,000

217 E. Park Ave.
Awesome downtown business space. Building is only 10 years old. Lots of extras – beautiful stone gas fireplace, large backroom for storage and plenty of parking behind the building. $149,900

704 Hickory
A one of a kind renovated 1880’s home! Original doors, light fixtures, trim & claw foot tub all restored. Tastefully updated to keep the Victorian age. $215,000

51 Red Sands Rd.
New steel building on 20 acres approx. one mile east of Anaconda. Area zoned light industrial. 12,000 sq ft. of building. Plumbed for city water & sewer. $375,000

336 Highland Dr.
Magnificent custom built home located in the Lost Creek area. 4 bdrms, 3 baths, master bedroom suite. Double car garage with guest quarters above. Many, many extras! $595,000

718 Cherry St.
2 bdrm home with all new appliances. Maintenance free exterior with a 1 car garage in back. Renovated by Homeword, in cooperation with ADLC. Financial assistance available for qualified buyers. $89,000

100 N. Main St.
Beautifully renovated home with open floor plan. Stainless steel appliances and main floor laundry. New roof, electrical, pex plumbing supply lines, new sewer line. A must see! $97,500

120 N. Hickory
Two for the price of one! Live in the main house which has 2 bdrms and 1 bath and rent the little house next door. Also a 2 bdrm. Beautiful backyard and double car garage. $64,900

712 E. 5th St.
Located on a corner lot, this home used to be a 1 bdrm with an apartment upstairs. Can also be used by a family as a 4 bdrm, 2 bath. Loads of potential. $74,900

1818 W. Park Ave.
Nice 3 bdrm, 2 bath home located on westside. Had new carpet installed & fresh paint. Seller willing to pay up to $2500 of Buyer’s closing costs. $119,000

924 Pauline Dr.
One level living at its best. Built in 2006, this low maintenance home is in excellent condition. 3 bdrms, 2 baths, attached garage, sprinkler system. $159,000

LAND FOR SALE!
Many Land Parcels Available from a City Lot to Several Acres. Call for Details!

VIEW ALL MLS LISTINGS AT WWW.ANACONDAREALTY.COM
142 Wilderness Lane, Georgetown Lake
Newly listed at $1,925,000

1500 Anaconda Drive, Anaconda
Warehouse w/36,000 SF
Price reduced to $550,000

620 Highpark Drive, Anaconda
Price reduced to $399,900

105 Damsel Lane, Georgetown Lake
Listed at $395,000

2600 N. Cable Road, Anaconda
Price reduced to $279,000

701 E. 5th, Anaconda
Newly listed at $199,000

453 N. Cable Road, Anaconda
Listed at $179,000

225 Warren Street, Anaconda
Price reduced to $109,000

404 Poplar Street, Anaconda
Listed at $149,000

805 Stewart, Opportunity
Newly listed at $138,400

250 W. 4th, Anaconda
Price reduced to $93,500

415 Main Street, Anaconda
Price reduced to $89,900

611 Pine, Anaconda
Newly listed at $88,900

721 Oak, Anaconda
Listed at $86,500

413 Pine, Anaconda
Price reduced to $65,000

508 Cherry Street, Anaconda
Listed at $51,000

10533 MT Hwy 1 West, Anaconda
Listed at $107,500

101 E. Commercial Avenue, Anaconda
Listed at $99,000

415 W. 3rd, Anaconda
Listed at $20,000

520 German Gulch, Fairmont - Mobile on
2 Acres - Listed at $160,000

Other Residential Listings
516 Pine, Anaconda
Newly listed at $49,000
408 Cherry, Anaconda - Triplex
Price reduced to $77,500
311 W. 3rd, Anaconda
Listed at $20,000

Anaconda Land Listings
22.65 Acres - Prime Aspen Hills Location
Listed at $63,000
5.00 Acres - Galen Road
Listed at $39,000
59 Gagnon Drive - 1.27 Acres
Listed at $72,000
McGuire Road - 1.80 Acres
Listed at $49,000
Copper Road - 1 Acre
Listed at $65,000

Georgetown Lake Land Listings
Rainbow Place Lane - 2.14 Acres
Listed at $250,000
Fireweed Lane - 59 Acres
Listed at $65,000
Lot 4, Snowbird Subdivision
Listed at $124,000
33 Lodgepole Lane - 0.75 Acres
Listed at $55,000
Southern Cross Road - 4.16 Acres
Listed at $79,900

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Clark Park Area Cottage
2212 Wall St - $110,000
Updates including, roof, wiring, deck, landscaping, refinished hardwood floors, updated kitchen and bath, nicely landscaped back yard, partial basement for laundry & good storage space.

Central Park located to flats and uptown
2246 S Dakota - $94,900
Remodeling is complete, beautiful hardwood floors, updated throughout, 2 bedrooms, 2 baths, large kitchen, single garage.

Keep Your Power Bills Down!
1932 Elm - $89,000
2 bedroom, 1 bath, single car garage, wood stove to lower heating bills.

Fontastic Home - 2825 Quincy - $299,000
Beautiful remodel 4 bedrooms, 3 baths, completely updated.

Price Reduction - 108 Cedar Lake Court - $299,000
4 bedrooms, 3 baths, you'll love the main floor updates!

Price Reduction! - 1205 W Park - $234,000
Beautiful Historic Home
4 bedrooms, 1.5 baths, garden level apartment rents for $600/mo

INVESTMENT PROPERTY

Hillcrest School District
3142 Hannibal - $147,500
4 bedrooms, home recently updated, extra yard

Two Homes One Price
2042 & 2044 Walnut - $85,000
One three bedroom craftsman, one single bedroom home

Priced to Sell! - 407 W Quartz - $35,000
2 bedroom, one bath, over 1300 sq. ft, single car garage