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Mary Burke Orizotti
Broker

490-6061

Trust the experience of 30+ years in selling and listing real estate to guide you in your biggest investment! Visit my listings at: www.markovichinc.com

243 Meadow View
A True Treasure

Located S of town on acreage, beautiful log home with oversized garage boasting of an additional bedroom, plus additional dream multiple vehicle garage, 2 storage buildings, garden spot, covered deck and cozy covered front porch, totally fenced and landscaped and ready for a new owner.

633-635 S. Main
Calling All Investment Minded Buyers
Looking to put your $$$ to work this is a great place to start! 2 bedroom spacious duplex with 2 car garage and bonus unit over garage needing to be finished.

2931 Mammoth
Diamond Dazzler

Spacious bedrooms, amazingly well designed 100% finished basement with oversized hallways, storage, “Man Cave” family room, fenced yard.

2714 State
If Neighborhood is a Requirement

Look no more, 2 plus bedroom 1 bath quaint, design with archways and hardwoods and a 2 car detached garage. Walking distance to Hillcrest School and Park.

2616 Walnut
Just the Right Size

2 bedroom 1 bath bungalow with open, spacious kitchen and nice yard. Perfect for your starter home or sizing down.

Basin Creek Acreage
Residential Building Site on Beautiful Acreage

10.11 acres more or less quiet and amazing views

TBD W Platinum
Great New Price Ready to Build Residential Building Site

Location west end of Platinum St on the lower Westside

TBD Bantry
Best Priced Lot

On the market, daylight site, on quiet cul de sac, great neighborhood, buy today and begin before Winter sets in

Bantry Lane
Residential Subdivision

Building sites feature all improvements and ready for your immediate construction.
Over 300 Properties Sold in the last 9 Years!

VIEW ALL AREA LISTINGS AT BUTTEHOMES247.COM

**NEW**

- 3 BED/3 BATH • 317 Janney Rd.
- 4 BED/3 BATH • 3454 Wharton
- 4 BED/3 BATH • 108 Cedar Lake
- 3 BED/2 BATH • Stacview Rd
- 4 BED/1 BATH • 3254 Burlington

**SOLD**

- 3 BED/2 BATH • 1462 Easy St.
- 2 BED/1 BATH • 3215 Bayard
- 2 BED/1 BATH • 500 Alder
- 4 BED/1 BATH • 2007 Gaylord
- 2 BED/1 BATH • 735 Hornet

**PENDING**

- 3 BED/2 BATH • 2409 Pine
- 2 BED/1 BATH • 653 Placer
- FOR LEASE • 3941 Wynne

**REDUCED**

- 5 ACRES
- 1.342 ACRES
- 1.342 ACRES
- 1.342 ACRES
- 1.342 ACRES

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Marty Henderson
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TINAWESTHOMES.COM

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WHETHER LOOKING TO BUY OR SELL-PUT YOUR TRUST IN ME

Markovich Real Estate
2827 Louisiana Blvd, Butte, MT
Great 3 bed 2 bath house with a large lot, two car garage, double garage, sprinkling system. #150474 $389,000

Exquisite quality throughout. #151143 $249,500

New Listing
1800 sq ft, one level condo, Two Master Suites, 11.25 Acres w/ views! Over 5,000 sq ft. Sunny front proch, well maintained, spacious living, dining w/ bay window, 3 br 2 ba, of upgrades, detached garage. #150745 $137,000

For sale or lease. Prime Harrison Ave Real Estate! Large corner lot with high traffic count. Additional adjoining property available totaling 41,000 sq ft. #150744 $440,000

Priced to sell $440,000
Property available totaling 41,000 sq ft. #150674 $440,000

New Listing
1824 & 1826 Harrison
Premier building site on 2.23 Acres, south of Butte off Passmore Canyon Rd. One of a kind property w/ meadow, trees & expansive mountain views. Enjoy the wild life! Hillcrest school dist. Pine Ridge Lot 5

New Listing
8 Meadow View
Enjoy Country Living. 1 Acre w/ views, 5 br 3 ba. Open kitchen, walk out basement. Large yard has UG sprinkling. Double Garage. #150987 $285,000

New Listing
303 Galaxy
Be the first resident in this new custom home. 3 br w/ Master Suite, 2 ba, Vaulted ceilings. Triple garage. Unfinished Bsmt. RV parking. #150004 $269,500

New Listing
New Listing
3250 S. Dakota
Great 3 bed 2 bath house with a large lot, two car garage, wood burning stove, new roof, and several updates. Two non conforming rooms downstairs. #151148 $150,000

New Listing
514 James
Clean & cozy, 2 br, Fireplace, hardwood floors, remodeled throughout. Fenced yard w/ UG sprinkling. Single detached garage. #151008 $80,000

New Listing
3126 Wynne
Gorgeous open concept 5 br, 2 ba w/ additional bath wailing for features. Vinyl fence surrounds large yard w/ UG sprinkling. Bumt just finished. Double Garage. #151089 $238,900

New Listing
301 S. Jackson
Close to hospital & MT Tech. Great rental. One br, one ba, small fenced yard. #150667 $59,900

New Listing
563 S. Arizona
NW Noodles & Wraps features fresh, healthy, fast food. Next Beer & wine license included. 2031 Gaylord

New Listing
5 br, 2 ba w/ fireplace. Upstairs has separate entrance that can be rented, great investment property. Single garage. #151142 $125,000

New Listing
1015 W. Broadway
Spacious living, dining w/ bay window, 3 br 2 ba, + bonus rm. Travertine counters in kitchen & bath. Lots of upgrades, detached garage. #150413 $112,000

New Listing
605 W. Silver
Cute, clean, close to St. James Healthcare. Recent updates 2 br 1 ba. Single garage, check it out!! #151113 $68,500

New Listing
613 W. 5th Anaconda
Sunny front proch, well maintained, spacious remodeled kitchen, convenient mud room. 3 br, 1 ba, double garage, sprinkling system. #150868 $112,000

New Listing
1010 Beef Trail
11.25 Acres w/ view! Over 5,000 sq ft. custom home 4 bd, 3.5 ba, Barn w/ 3 stalls and riding arena. 2 Car garage. #150474 $389,000

New Listing
116090 Carriger Ln
20 Acres 4br 2 ba walk out basement w/ family rm. Custom 72’x36’ barn, 3 car garage w/ 10’ doors. Bordered by state land. #151137 $385,000

New Listing
8 Meadow View
Enjoy Country Living. 1 Acre w/ views, 5 br 3 ba. Open kitchen, walk out basement. Large yard has UG sprinkling. Double Garage. #150987 $285,000

New Listing
303 Galaxy
Be the first resident in this new custom home. 3 br w/ Master Suite, 2 ba, Vaulted ceilings. Triple garage. Unfinished Bsmt. RV parking. #150004 $269,500

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New Listing
301 S. Jackson
Close to hospital & MT Tech. Great rental. One br, one ba, small fenced yard. #150667 $59,900

New Listing
Pine Ridge Lot 5
Premier building site on 2.23 Acres, south of Butte off Pournier Canyon Rd. One of a kind property w/ meadow, trees & expansive mountain views. Enjoy the wild life! #150662 $710,000

New Listing
1824 & 1826 Harrison
Investors take a look! Excellent, High traffic location. Current tenants are well established. This is for buildings and land only. #150739 $250,000

New Listing
1701 Harrison
For sale or lease. Prime Harrison Ave Real Estate! Large corner lot with high traffic count. Additional adjoining property available totaling 41,000 sq ft. #150744 $440,000
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1550 A STREET
Great Family Home, 2 Bed 1½ Bath, Family Room, Immaculate Yard. This home is waiting for a Family.  
Call me to View this Great Home. $141,000

1629 & 1633 HARRISON AVE.  
Perfect Starter Home  
There's room to grow in this 3-bedroom/1-bath home.  
You'll enjoy a casual living room, bright kitchen, all appliances included, main-floor laundry; area shed, shaded yard, over-sized garage, mature plants, patio. A Place to Call Home! Price Reduced  
$125,000

1659 HARRISON AVE.  
Great Family Home, 2 Bed 1½ Bath, Family Room, Immaculate Yard. This home is waiting for a Family.  
Call me to View this Great Home.  
$141,000

1699 HARRISON AVE.  
Great Commercial Building with the Best Exposure! This corner lot Commercial Property has so much Potential. And for a Great Price!  
Make a wise financial choice by purchasing this well-maintained split-level home. Features include 3 bedrooms, 3 bathrooms, master suite with whirlpool tub for sore muscles, two-person shower, walk-in closet, casual living room with wood stove for chilly mornings. Custom Cabinets, Large Pantry.  
CUTE STUDIO APARTMENT IN BASEMENT  
$139,000

13 BLUEBIRD LANE
Stunning Mountain Retreat. The 4-bed 2 bath home has everything Montana has to offer. Fabulous Mountain Views, Guest House, Butt Poker room, Hot Tub, and Borders throughout. Spectacular Views on 4 acres! You have got to see this Gorgeous home!  
Picket at $135,000. Call me to View this Property.

3100 RICHARDSON
New Listing!

901 S WASHINGTON
New Listing!

8100 HWY 2
New Listing!

1961 WARREN AVE.  
New Listing!  
$129,000

1900 Harrison Ave. Butte, Mt.

1961 WARREN AVE.  
Great Opportunity

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**Real Estate Guide December/January • 2015 - 2016**

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**FEATURED PROPERTIES**

- **OFF GRID LIVING**
  - solar, wind, generator, no power bills! Great views, private, wildlife, birds. High ceilings, big windows. Get off the grid now! Self sufficient. 40+ acres, two lots that could be divided.

- **WILD WILD WEST**
  - Stunning Views. 5 Mountain Ranges, Wildlife, Privacy, Acreage, No Covenants, 2,400 sq. ft. A MUST SEE!

- **GREAT SMALL RANCH**
  - Beautiful views right outside your door. 20+ acres. Horse shed. 3 bd 2 bath. Bring the animals.

- **OWNER FINANCING**
  - IN THE FAIRMONT AREA
  - 64 acres. Incredible views. Power in, septic approved. All kinds of wildlife.

- **SOLD**
  - HUNTING PARADISE
  - Great views, nice building sight with power and pipe. Wild life of all kinds. Moving water (East Rock Creek).

- **CONDO**
  - Clean, No steps, easy access, very efficient. Assumable mortgage. $2,000 down. Handicap accessible.

- **DUPLICATION - 5 BLOCKS FROM TECH**
  - Great rent history

- **ELK HORN MOUNTAINS AND CANYON FERRY LAKE**
  - Beautiful Stonebridge 1770 sqft., 3 bed 2 bath, architecturally designed open floor plan including appliances, 2 car detached garage with an RV hookup for power and sewer.

- **$85,000**
  - GREAT SMALL RANCH
  - Variety of 20+ acre lots at Fleecer View Subdivision

- **$99,900**
  - EXTREMELY PRIVATE OFF GRID
  - WANT to get away?

- **$99,900**
  - WANT TO GET AWAY?
  - This is a special property with a creek running through it and plenty of wildlife. Superb hunting property.

- **$85,000**
  - Variety of 20+ acre lots at Antelope Sub GREAT VIEWS!

- **$85,000**
  - Variety of 20+ acre lots at Flint Creek Subdivision

---

**PROPERTIES THAT ARE A MUST SEE!**

- **SOLD**
  - PRICED TO SELL, BEAUTIFUL SETTING
  - 43 Acres

- **SOLD**
  - THIS IS A ONE OF A KIND PLACE. 15 minutes from Butte. Silver Bow Creek, Pond, wildlife, easy access, great building site. Great views, Private

- **SOLD**
  - LOCATION! LOCATION! LOCATION!
  - 62+ ACRES

---

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1705 C STREET
THE RIGHT STUFF!
Spacious home with 5 bed, 2 bath, gas fireplace in living room, large bedrooms, main floor laundry. Newer windows, doors, siding and roof on house and garage. Enclosed patio, large corner fenced lot with underground sprinkling! New interior paint throughout! MLS#1410997

1216 W. THIRD – ANACONDA
SALE PENDING
ELEGANT AND SPACIOUS!
Exquisitely designed home by famous Montana Architect Fred F. Wilson. This spacious home features beautiful mahogany woodwork, doors and built-ins. Grand arched ceiling in living room, formal dining, large bedrooms all with walk in closets, and additional storage space throughout the home. Ground level deck perfect for entertaining. Detached two car garage with attic storage plus a single car garage and a workshop!

1603 PHILLIPS
EVERYTHING IS DONE...
Move right in to this beautiful four bedroom two bath house that has been completely remodeled. Open kitchen, living room dining room accented with original wood work. Large corner lot and a single car garage.

1825 FARRAGUT AVE.
PRICE REDUCTION
DON’T GET ANY BETTER THAN THIS!
Beautiful three bedroom three bath home on large lot! Open kitchen/dining and dining room with soaring ceilings! Main floor laundry, bonus room and large rec room. Privacy fence in back yard, UGS and spacious double car garage! MLS#150382

1026 CALEDONIA
SALE PENDING
QUALITY FROM THE PAST!
This home has it all! Four large bedrooms, two and a half bath. Large living dining area and grand foyer with in-laid hardwood floors. Spacious eat in kitchen, library with original built-in book cases, stunning staircase adorn with lofty stained glass window. Lots of updates including carpet, vinyl, Jackson, stainless refrigerator, roof, sheathing and much more! Must see all the all features this home has to offer located in a quiet area with amazing views of Butte! MLS#150646

3100 KOSSUTH
ROOM TO ROOM!
Very well maintained for bedroom two and a half bath home! Beautiful stone fireplace accent the living/dining room. Large bathroom plus a half bath on main floor. Full finished basement with bedroom, bonus rooms, tile floors and lots of storage! Great spot for entertaining in the outdoor kitchen complete with overhang, refrigeration and covered deck floor! One double car attached garage and another oversized garage! Fenced yard and mature landscaping! MLS#150743

2001 THORNTON
THE RIGHT STUFF!
This three bedroom two bath home has everything you need! Large bedrooms and spacious bath on the main floor adorn with a large open living, dining and kitchen area. Family room in finished basement plus another bath and bonus room! Double car garage on a fenced corner lot! MLS#150733

3112 EDWARDS
HEY, LOOK ME OVER!
Beautiful two bedroom two bath home with in walking distance to Hillcrest School! Completely remodeled home with spacious open concept floor plan. New roof, flooring, kitchen and baths! This home has it all. Single car garage and large fenced lot!

BELLA ESTATES
BUILD YOUR DREAM HOME!
Terrific building site with great vies of the highlands in one of Butte’s best areas! Perfect for a daylight basement. MLS Lot 1 #140432

3112 edwardS
HEY, LOOK ME OVER!
This home has it all! Four large bedrooms, two and a half bath. Large living dining area and grand foyer with in-laid hardwood floors. Spacious eat in kitchen, library with original built-in book cases, stunning staircase adorn with lofty stained glass window. Lots of updates including carpet, vinyl, Jackson, stainless refrigerator, roof, sheathing and much more! Must see all the all features this home has to offer located in a quiet area with amazing views of Butte! MLS#150646

BELLA ESTATES
BUILD YOUR DREAM HOME!
25 treed acres in the Jerry Creek area near the Big Hole River! Abundant in recreation and wild life! Year round access approximately 1.5 miles from the river! MLS#150486

2941 MAMMOTH
THE RIGHT STUFF!
Well kept 5 bedroom three bath home located in a quiet area! Sit by the fireplace in the living room adorned with vaulted ceilings. Large eat-in kitchen, and formal dining. Spacious master suite with the option of main floor laundry. Full finished basement with two bedrooms, bonus room, storage room, bath and a rec area! Attached double car garage! MLS#150733

CALL TODAY FOR A FREE MARKET ANALYSIS ON YOUR HOME!
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New Home Construction

New construction homes. Pricing starts at $237,900. All sites are approximately one to five acres in size. Well and septic included in price. Choose your exterior and interior features. Ask about finishing the basement.

Features of the Homes
- Tile Entry and Baths
- Hardwood in Kitchen and Eating Area
- Granite Countertops Throughout
- Carpet in Bedrooms & Living Room
- Deck off Kitchen
- Architectural Grade Asphalt Shingles
- James Hardy Cement Siding
- Numerous Upgrades Available
- 3-Car Garage Available

Spacious Rancher
This beautiful 3-bedroom, 2-bath home features over 3,600 sq ft of living. Awesome great room. Granite countertops throughout. Master bedroom features a walk-in closet and oversized bath with 8’ of counter space. Unfinished basement framed for 2 additional bedrooms, 3rd bath, media room, family room, and more. Patio. 24x24 attached garage. Choose colors and interior features. $269,900

Extended Rancher
3,268 sq ft, 3-bedroom, 2-bath, home with unfinished basement. 24’x24’ attached garage. Features granite countertops throughout. Master bath with soaking tub and separate shower. Tile entry and baths. Hardwood in kitchen and eating area. Carpet in living room and bedrooms. Basement setup for 2 additional bedrooms, 3rd bath, laundry room, family room, home theater room and more. Double attached garage. $254,900

Rancher
3,000 sq ft, 3-bedroom, 2-bath, full unfinished basement set up for 4th and 5th bedrooms, 3rd bath, laundry room, family room, home theater room and more. Double attached garage. $237,900

Tri-Level
2,662 sq ft, 3-bedroom, 2-bath, unfinished lower level set up for 4th bedroom, 3rd bath, laundry and family room. Double attached garage. $257,900

Jana Richards
Broker
Associate, WHS
560-5024

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Southwest Montana
REAL ESTATE GUIDE

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Laurie Raymond
Realtor Sales Associate
LaurieRaymond@yahoo.com
3000 Harrison Ave.
Butte, MT 59701
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CELL: 406-565-0482
OFFICE: 406-494-2200

Gillian Clark
Real Estate Agent
info@gillianclark.com
3000 Harrison Ave.
Butte, MT 59701
FAX: 406-494-1228
CELL: 406-490-2188
OFFICE: 406-494-2200

Sarah Smith
Realtor Sales Associate
HousesInButte@gmail.com
3000 Harrison Ave.
Butte, MT 59701
FAX: 406-494-1228
CELL: 406-498-9382
OFFICE: 406-494-2200

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The Montana Standard
mtstandard.com
A special thanks to all my clients. Wishing you a joyous Holiday Season!

A PROSPEROUS New Year

“I Begin With the End In Mind”

“45” Properties Sold This Year!

3400 Wharton
3007 Wynne
1111 W. Diamond
87 Ben Hogan
116015 Boulder Rd.
1027 Porhyry
187 Telemark

2953 Nevada
3 Josette
2860 Meadowlark
2108 Walnut
2723 Harvard
3080 Dexter
2659 S. Dakota
1827 Wilson

2135 North Dr.
2324 Walnut
1626 Warren St.
801 W. Galena
830 Zarelda St
436 Majestic View
Lot 31 Butte Ski Club
1923 Wilson
1110 Galena

1931 Hardvard
3425 N. Hillcrest Dr
2205 West Drive
3105 State Street
2200 Farragut
1204 Main Street
2007 Gaylord
3232 Richardson
9 Lime Kiln

122 Willow Grove
3445 Sanders
500 Shoestring Annie
3104 Dixon
2026 Nevada
306 S. Emmett
1601 Farragut
2630 Oregon
2145 Fairway

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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 2015. We look forward to serving you in 2016.

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Home Mortgage Consultant
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NMLS ID 400355

Georgia Ann Warner
Mortgage Associate
406-494-1834
NMLS ID 402109

Nicole Phillips
Home Mortgage Consultant Jr.
406-494-1834
NMLS ID 487293

3650 Harrison Ave, Butte, MT 59701
Real estate Guide

December/January • 2015 - 2016

Gary Shea
Broker | Owner
490-7432
Gary@SheaRealtors.com

www.SheaRealtors.com

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Gary Shea
Broker | Owner
490-7432
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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. Parcels sizes from 2.7 acres to 3.7 acres. Level-one septic approved.

NEW PRICING!

In one of Butte’s premier new subdivisions. Country setting but only one block from town. The best of both worlds. Borders Blacktail Creek. Parcels sizes from 2.7 acres to 3.7 acres. Level-one septic approved.

NEW PRICING!
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www.sheribroudy.com

Commercial Properties

1485 Continental Dr
$299,000
Great commercial location on high traffic route, Continental Dr. Property consists of 2 buildings, one most recently a Christian school, the back building is a martial arts facility was a 4 car garage & could be converted back. Main building has handicap accessibility, bathrooms on each floor, kitchenette, internet access, fenced yard w/ playground equipment, office or classroom space, conference space, wi-fi, sprinkler fire suppression system, newer GPA furnace, 2 year old roof.

Land Properties

West of Williamsburg - $56,000
On 12.7 acres, this is a wonderful building site with spectacular views, off Montana St (take Greenwood Ave west), minutes into town this is a great value for the acreage.

Butte Ski Club lot 57 - $39,500
3.04 acres Great Value

Butte Ski Club lot 61 - $55,000
3.13 acre

Butte Ski Club lot 103 - $47,000
4.13 acres Owner financing available

Butte Ski Club lot 120 - $59,300
3.19 acres Price Reduction

Premier Building Site(s)
$323,000
• For your home one site of 2 acres
• Develop 1-3 additional sites as you see fit
• Some covenants and you can add your own
• You control the surroundings
• Golf Course Frontage

One to four lots (2.13 acres) for building (two on golf course)

Julian’s Piano Bar
113 Hamilton St.
$177,900
Leasehold business for sale, rent $500/month triple net. All new commercial wiring throughout, all new commercial plumbing, including floor drains & 3 restrooms (one fully handicap accessible). Hardwired reporting fire and burglar alarm systems (plus fire extinguishers), hardwired 4 camera security system, burglar alarm systems (plus fire extinguishers), hardwired 4 camera security system, DRRN phone system, gorgeous Victorian-style bar back, with drop lights, mirror, heavy duty glass shelves, & Victorian style bar front with marble bar top & steps, and matching marble top will hang drink tables. Hardwired 25,000 BTU, 220V hi-efficiency i/c unit.

2400 S Montana - $139,900
Office, showroom, workshop, storage space, 7 lots, garage with new roof

TBD B Street & Cobb
$19,800
7220 sq. ft. lot
Hard to find bare land lots like this in town!
Condo Living

LIVE IN THE HEART OF HISTORIC UPTOWN BUTTE!
Metals Bank Building
8 W Park St

Own a piece of Butte history in this landmark building with updated condo living and a flavor of the past within the building, halls and other amenities.

- Elevator accessible
- Parking Garage in basement
- Coffee Shop on lower level
- Conference Room for tenants
- Metal's Sports Bar & Grill on the first level

Business Condo - Main St Entrance
Business Condo in Historic Metal's Bank Building. Front door on South Main Street right off the corner of "Park & Main" in the heart of the uptown business district. Location is 2200 sq ft with walls mainly finished. This is a great size and location for retail business, professional office or service sector business.

Suite #402
$165,000
One bed, 1 bath furnished condo has 761 sq ft has the charm of the original 1907 building with modern kitchen and bath updates. The condo is completely tastefully furnished and would make an excellent investment property. This has been a rental in the past with a good rental history.

Suite #504 - $155,000
Larger 2 bed, 1 bath condo on the 5th floor of the historic Metal's Bank Building. Great views.

27 N Main - $295,000
Luxury 2nd Floor Remodel, open floor plan, 2 bed, 2 baths almost 2600 sq ft. Vintage light fixtures, granite counters, on demand hot water, walk in closets, upgraded wiring & plumbing.

more homes on back page
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The kitchen and bathroom are the most cost-effective rooms to renovate when selling a home.
When you put your home on the market, renovations can be worth their weight in gold if you invest your time and money in the right places. Some renovations can help you sell more quickly, but other changes could just be a waste of money in terms of resale value. Here are some tips on how to renovate wisely.

You don’t have much of a budget? Remember that you don’t necessarily have to do major renovations. A simple coat of paint can significantly improve the overall look of a home and make it more sellable. Just be sure to choose neutral, contemporary colors and avoid garish tones. No matter what, don’t forget the exterior siding; that’s what potential buyers see first.

If you’re able and willing to undertake more extensive renovations, the kitchen and bathroom should be at the top of the list because they’re the most cost effective. Improvements to your home’s energy efficiency allow you to recover a good percentage of the amount invested, and the same goes for replacing flooring or windows. Conversely, putting in a swimming pool isn’t cost-effective. It has little impact on the value of the house and could even be considered a disadvantage by potential buyers who only see the additional maintenance work involved.

Avoid renovations that would give your home too high a value compared to neighboring properties. It would be wise to put your home on an equal footing with others in your area by adding a feature they all have, such as a second bathroom. Last but not least, keep in mind that poorly done work may even devalue your home.
I am working with qualified buyers in several price ranges. Contact me for a Free Market Analysis of your home’s value today!

Dan Fouts
406.491.6334

Price Reduced
674 S Dakota
ADORABLE AND AFFORDABLE!
Completely redone from the basement to the roof. Extensive work all through out. Newer Appliances, cupboards, carpet, wiring, hot water tank and more. Potential Rental - Call realtor for details

614 E Park
MINI-STRIP MALL
in Anaconda 3 separate spaces

Price Reduced
111 Gold
PERFECT STARTER HOME
3 Bed 1 bath
Totally updated to the highest standards. Potential Rental - Call realtor for details

Price Reduced
2320 Yale - Residential Lot
A Rare opportunity!
large building site in the Whittier school area. Home site features all the utilities in the area. 3.5 Lots, mature evergreen trees. Modular homes welcome.

Price Reduced
1021 Wyoming
3 bedroom 2 bath with mother in law apartment

Price Reduced
514 E Park
MINI-STRIP MALL
in Anaconda 3 separate spaces

Price Reduced
1554 Harrison Ave
High Traffic Location 4,650 sq ft multi use possibilities Off street Parking

Price Reduced
629 Travonia
PRISTINE CRAFTSMAN
3 bd, 2 bath one level Updates throughout.

Price Reduced
1640 Grand Ave
Building and land only. Business not included

Price Reduced
2020 Wall
MOVE IN READY!
3 bd, 2 bath 2 car garage Quiet neighborhood

Price Reduced
TBD Fairmont
BUILDING SIGHTS IN TOWN!
Could be two separate 6,000 sq ft building sights or one 12,000 sq ft building sight.

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PAUL DREW

20 • Real Estate Guide December/January • 2015 - 2016
REALTORS: a great solution for home buyers

Research, visits, negotiations and paperwork: buying a property can be complex, especially for first-time buyers. To avoid making mistakes, you’re much better off using the services of a realtor who will protect your interests. After all, this is a major investment you’re about to make.

Doing business with realtors has many advantages. They handle all legal aspects of the complex real estate transaction and accompany you through each step of the buying process. In addition to receiving expert advice, you will be able to take advantage of their wide network of contacts in order to find the other professionals whose services you need, such as a building inspector, a notary or lawyer or a mortgage broker.

It also makes finding the perfect home easier. Realtors have access to numerous tools for finding the property that best meets your needs. They ensure that you have all the documents necessary to evaluate the property, including the complete listing, the property survey or certificate of location and tax bill. Their neutral perspective could also be valuable when you fall in love with a property that isn’t really what you’re looking for. They’ll help you think twice before you make a decision.

Because of their experience and market knowledge, realtors can help buyers determine the right price to offer for the property they are interested in. Depending on the state you live in, you may also be protected by law if you use the services of an agent.

In short, working with a realtor to buy a property is a smart move. So why deprive yourself?

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Philipsburg 859-3241
Drummond 288-3553
Selling your home? Be sure to make it as attractive as possible so it doesn’t languish on the market for months on end. Here are some tips that can help you achieve this goal.

1. Repair leaky faucets, doors that stick and rickety steps. This type of small problem can put potential buyers off and lower your selling price. It’s better to do any necessary repair jobs before putting your home on the market.

2. De-clutter all non-essential items in your home. Sort through your closets and empty them by half so you can demonstrate the potential of the home’s storage space. Put surplus furniture in storage so rooms don’t look overcrowded, or borrow some to dress up empty, soulless rooms. Make sure each room has only one function—in other words, out with the office/playroom/guestroom.

3. Clean all floors, walls, windows, lighting and appliances. Your house has to be clean and tidy for it to look welcoming. Get rid of unwanted or invasive odors.

4. Depersonalize your home so visitors can imagine themselves living there. Neutralize the decor by removing family photos, souvenirs and drawings on the fridge. Repainting the walls in neutral colors is also a good idea.

5. Prep your home for visits. To make a good impression on potential buyers and entice them to fall in love with your home, make sure you mow the lawn, replace burnt light bulbs and open curtains wide to maximize light. Turn off the TV, leave pets outside and see to it that everything shines.

Last but not least, most buyers now search online for the house of their dreams, so make sure you post photos that present your home in its best light.
Take a look at this two bedroom one bath home close to the hospital and Montana Tech! Open living/dining room adorned with hardwood floors. Updated bath, single car garage and great views! Full basement with bonus room. MLS# 151140

Immaculate four bedroom three bath log home! Open kitchen, living and dining room boast soaring ceilings and large windows. Spacious kitchen includes large pantry and new hickory hardwood flooring. Large master suite with walk out deck to enjoy the serenity of the wilderness! Walk out basement includes large family/free room and double car garage plus storage! Large pole barn is also included. All of this situated on 20 acres of timbered land borders Forest Service! MLS# 150775
When homeowners decide to put their property on the market, they are faced with the decision to use the services of a real estate agency or not. Are you hesitating? Here are five reasons to entrust the sale of your property to real estate professionals.

1. Knowledge of the market. Fixing a home’s selling price is a difficult exercise. In addition to being neutral—your emotions could distort your assessment of the real value of your home—realtors know the market in your area as well as comparable properties. This allows them to decide on an appropriate selling price.

2. Home staging. Through their experience and expertise, realtors can advise you on what improvements should be made to your home before it’s put on the market, as well as the best ways to make it look as attractive as possible. Besides, they’re sure to have some home staging professionals among their many contacts.

3. The listing. Photos, description, certificate of location and inspection report: a realtor makes sure your sales listing is complete.

4. Marketing. By using the services of a real estate agency, you give more visibility to your property
and you can let skilled professionals handle the marketing. Your chances of selling quickly are much higher.

5. Organization. Managing phone calls, promoting the property, planning visits and assessing potential buyers: do you really have the time and skills to take care of everything? And don’t forget that you’ll have to tidy up and clean your home before every visit.

Realtors are experienced negotiators who can get the best price for your property, while respecting the buyer. Best of all, they support you throughout the sales process.
1170 N. Cable Road, Anaconda
2.02 Acres, Listed at $480,000

1205 E. Park, Anaconda, Listed at $460,000
12-Unit Motel w/Home for Manager

175 Stumptown Road, Anaconda
25.10 Acres, Listed at $450,000

322 Hemlock, Anaconda
Price Reduced to $293,000

SALE PENDING
3880 Lost Creek Road, Anaconda
Price Reduced to $251,000

200 Evergreen, Anaconda
Listed at $219,000

Deer Lodge Valley
5 Acres – Listed at $219,000

300 Yankee Flats, Anaconda
– 2.25 Acres - Listed at $199,900

COMMERCIAL LISTING
1807 Florence, Butte
Commercial Building – Price Reduced to $199,000

1024 Jefferson Way, Anaconda
Listed at $197,500

800 E. Park Avenue
Listed at $189,000

409 W. Park, Anaconda
Listed at $157,500

NEW LISTING
1602 W. Park, Anaconda
Listed at $149,900

808 W. 4th Street, Anaconda
Listed at $131,500

958 Cable Road, Anaconda
5.14 Acres – Price Reduced to $115,000

616 Elm, Anaconda
Listed at $102,500

2126 Pine, Butte
Listed at $60,000

413 Alder, Anaconda
Listed at $49,000

720 E. Commercial, Anaconda
Listed at $49,500

508 Ash Street, Anaconda
Listed at $40,000

142 Wilderness Lane
4.86 Acres - Listed at $1,650,000

456 Fire Lane
1.40 Acres – Price Reduced to $450,000

105 Damself Lane
4.22 Acres – Listed at $395,000

SALE PENDING
19 Legendary Lane
1.69 Acres – Listed at $159,000

Georgetown Lake

Call for land listings

Butte–Anaconda • 563-6462 • www.anacondarealestateshamrock.com
MLS 140948 – 789 Georgetown Lake Rd.
Move right into Beautifully designed custom built home located on Upper Georgetown Lake Road. There are seven bedrooms, each with their own private bath. Fabulous 360 degree views of the Mountains and Flat Creek Valley.
$1,299,000

MLS 150654 – 115 Priebke Gulch Rd.
The ultimate family home. Five bedrooms, three baths complete with a full master suite and attached bath. There is a beautiful family room located on the main floor and an addition family room, bonus room and office in the basement.
$349,000

MLS 150658 – 303 Fairview St.
Great family home. 5 bedroom 2 bathroom on just under an acre, featuring double car garage, hot tub room, new roof just weeks ago and located West of Anaconda in the heart of outdoor recreation.
$245,000

MLS 150540 – 1116 W. 4th
Beautiful, well cared for home located in a lovely neighborhood. Home has three bedrooms and an office which could be used as a fourth bedroom. The large living room has a gas fireplace.
$239,000

MLS 1505430 – 212 Willow St.
2 bedrooms, 1 1/2 baths, laundry are all located on the main floor. Additional large bedroom upstairs plus workshop and hobby areas as well as storage in the basement.
$134,900

MLS 150388 – 606 Alder St.
Large family home with 4 bedrooms, two bonus rooms, 3 bathrooms and a mother-in-law area. New flooring, upgraded bathrooms, wood stove, fenced yard.
$122,000

MLS 150808 – 419 W. 6th St.
This west side home is located in a wonderful neighborhood. The main floor has two bedrooms, one bath, gas fireplace in the living room and hardwood floors. The sunny kitchen is large and has tile floors and a dishwasher.
$115,000

MLS 150637 – 216 Maple St.
Lovely two bedroom, 1 1/2 bath house located on the west side of Anaconda. House has original hardwood floors, beautiful woodwork and sunny enclosed front porch.
$99,500

MLS 150992 – 1102 Heather Dr.
Immaculate 3 bedroom, 2 bath home located on .5 acres in the west valley. Master bedroom has an attached full bath & there are 2 bedrooms & an additional bath on the opposite side of the house.
$159,000

MLS 150997 – 419 W. 6th St.
This west side home is located in a wonderful neighborhood. The main floor has two bedrooms, one bath, gas fireplace in the living room and hardwood floors. The sunny kitchen is large and has tile floors and a dishwasher.
$115,000

MLS 150997 – 419 W. 6th St.
This west side home is located in a wonderful neighborhood. The main floor has two bedrooms, one bath, gas fireplace in the living room and hardwood floors. The sunny kitchen is large and has tile floors and a dishwasher.
$115,000

 MLS 150604 – 301 Sycamore St.
Lovely home on Anaconda’s west side. Corner lot, mature trees, large living room, dining room and kitchen. Two bedrooms and a bonus room upstairs.
$130,000

 MLS 150611 – 29 Apple Rose Dr.
Immaculate 3 bedroom, 2 bath home located on .5 acres in the west valley. Master bedroom has an attached full bath & there are 2 bedrooms & an additional bath on the opposite side of the house.
$159,000

 MLS 150515 – 1012 Heath St.
Great family home. 5 bedroom 3 bathroom on just under an acre, featuring double car garage, hot tub room, new roof just weeks ago and located West of Anaconda in the heart of outdoor recreation.
$245,000

 MLS 150613 – 204 Pine St.
Cute two bedroom one bath home all on one level with a double car garage, additional storage area off the garage, nice entry, great west side location
$58,500

 MLS 150527 – 517 Locust St.
Charming two bedroom, one bath home all on the main level. Great kitchen storage, large laundry with lots of space, storage shed, covered car port, covered large back porch with a large fenced yard.
$69,000

 MLS 150536 – 506 Elm St.
This one bedroom one bath home westside has a new roof and some electrical updating. There is a beautiful landscaped back yard and a single car garage with storage and a workshop area.
$65,500

 MLS 150523 – 314 Locust St.
Beautiful extremely well maintained home. Huge kitchen, pantry and main floor laundry. There is one bedroom on the main floor and two additional bedrooms and a bonus room upstairs.
$117,000

 MLS 150533 – 301 Sycamore St.
Lovely home on Anaconda’s west side. Corner lot, mature trees, double and single car garage, upstairs bedroom includes built in desk and book shelves. Basement partially finished.
$130,000

 MLS 150526 – 509 Locust St.
Nicely updated throughout. Home features 3 bedrooms, 1 1/2 bathrooms, wood stove, fenced yard.
$115,000

 MLS 150537 – 204 Pine St.
Cute two bedroom one bath home all on one level with a double car garage, additional storage area off the garage, nice entry, great west side location
$58,500

 MLS 150541 – 1116 W. 4th
Beautiful, well cared for home located in a lovely neighborhood. Home has three bedrooms and an office which could be used as a fourth bedroom. The large living room has a gas fireplace.
$239,000

 MLS 150327 – 216 Willow St.
2 bedrooms, 1 1/2 baths, laundry are all located on the main floor. Additional large bedroom upstairs plus workshop and hobby areas as well as storage in the basement.
$134,900

 MLS 150388 – 606 Alder St.
Large family home with 4 bedrooms, two bonus rooms, 3 bathrooms and a mother-in-law area. New flooring, upgraded bathrooms, wood stove, fenced yard.
$122,000

 MLS 150508 – 303 Fairview St.
Great family home. 5 bedroom 2 bathroom on just under an acre, featuring double car garage, hot tub room, new roof just weeks ago and located West of Anaconda in the heart of outdoor recreation.
$245,000

 MLS 150543 – 212 Willow St.
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$239,000
How to Maximize Your Efficiency When House Hunting

Visiting a property is a crucial step in the house-hunting process. Here are some tips to help you get the most out of your tour.

• Prepare your visit. Print out and read the description of the property. Write down the points you want to clear up during the visit and prepare your questions.

• Arrive early. You can use this opportunity to visit the neighborhood and locate nearby services. Will your children be able to walk to school?

• Visit the home and be on the alert. Make sure you see everything, from the basement to the attic, including the garage and the closets. Have a look under the sink and at the electrical panel. Check the water pressure and make sure the windows open easily. Inspect the bottoms of the walls, ceilings and floors. List the work to be done in order to assess the cost.

• Ask questions. What are the annual heating costs? How much are the taxes? Has the roof been redone recently? Is the price negotiable? Does the neighborhood have a good public transportation system?

• Take notes. They’ll be useful in helping you remember the characteristics of each house you visit. After several visits or several days, your memory might start to get fuzzy.

• Have the right attitude. Be objective. You really love the home you just visited? You still have to be vigilant. Conversely, keep in mind that a coat of paint can sometimes make all the difference. Your style preferences are different from those of the occupants? Be respectful when visiting their home; it’s the property that interests you, not the furniture and decor.

If you really love the house, go back with a professional home inspector to avoid any unpleasant surprises after you take ownership.
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**Homestead Real Estate**

1815 Harrison Avenue, Butte MT
(406) 494-5805
HomesteadRealtor.com
office@homesteadrealtor.com

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**Matt Stout** Broker/Owner 498-2252 498-0920 498-8777

**JuDy KiVeLa** Broker/Owner 491-5777

**Keith BloonSton** Associate/WHS 498-1763 491-2499 498-8117

**Dana Huntin** Associate/WHS 491-5775

**JeriStout** Associate 491-5770 491-8722 725-5527

**TODD Wollin** Associate 490-1228 498-7905 491-4146

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**2031 Elm – New Carpets**
3bd, 2ba home w/ new carpet, open living room & dining area, laundry on main floor, family room & lots of storage & a fenced yard.

**2825 Nettie – $105,500**
2bd, 1ba maintained home w/ newer flooring in living room & new carpets in the bedrooms. Privacy fence & single car garage.

**20 Penny – $279,500**
5bd, 2.5ba well maintained home offering a spacious 3 car garage w/ shop area & storage. Landscaped yard.

**2212 Massachusetts – $98,000**
2bd, 1ba home w/ main floor laundry, the 2 bedrooms are spacious. Includes attached garage & a private backyard w/ small deck.

**Moulton Reservoir Rd – $499,000**
Exquisite 2,800+sf home plus 760+sf of guest house scenically located on 29.93-ac. just north of Butte. Enjoy unlimited rec.

**730 S Wyoming – $115,500**
2 retail spaces, 3 garages, plus a 1bd/1ba apartment & a large gated parking area in back of building.

**Brown Derby – Investment Opp**
Bar, restaurant, casino & motel in the heart of downtown, with Montana all Beverage Liquor License. Established business. Includes building etc., Bar includes Montana All Beverage Liquor License.

**TBD Venust Placer – $43,500**
3.11+ac. offering fantastic view of Butte & the area. Great parcel on the East Ridge, minutes to Discovery Ski Resort.

**703 N. Montana – Investment**
Established business. Includes building etc., Bar includes Montana All Beverage Liquor License.

**TBD S Wyoming – $115,500**
Acreage offering various possibilities as property can be divided. Sewer & power is in the street.

**125 W Galena – $165,000**
2 retail spaces, 3 garages, plus a 1bd/1ba apartment & a large gated parking area in back of building.

**1625 Harrison Ave – Building**
Offers off street parking in the back. Good traffic & visibility on Harrison Ave. Currently used as a salon. For details call Keith.

**818 W Granite – $80,900**
2bd, 1ba/1ba duplex w/ an established rental history. Includes a detached 2 car garage as well. Motivated seller.

**49 Cedar Crest – $200,000**
3bd, 2ba maintained home w/ a 2 car garage plus outbuildings. Scenically situated on 2.19+ac. between Whitehall & Butte.

**1533 Lafayette – $110,000**
3bd, 1ba home. New siding & windows on rear of home, newer roof. All new carpet in bdrms & 2nd floor. Includes off street parking in the basement. Bar area, kitchen, dance floor etc.

**1933 Lafayette – $110,000**
2bd, 1ba maintained home w/ new carpet, fresh paint, tiled back splash etc, eat-in kitchen, private backyard w/ storage sheds.

**501 S Main – $95,000**
Investment opportunity offering a garage w/ space to park 4 cars. Living space consists of totally remodeled 1 bd w/ 1ba apartment.

**2835 Moulton – $92,000**
2bd, 1ba home w/ fresh paint, tiled back splash etc, eat-in kitchen, private backyard w/ storage.

**3750 S Arizona – 1.16+ac.**
1.14+ac. offering a nice building site with beautiful views in all directions. Already approved for level 1 septic. Power close by.

**737 Maryland – $84,500**
2bd, 1ba home w/ enclosed front porch, living/dining rm, original woodwork, ornate fireplace, oversized 2 car garage.

**205 Dixon – $95,000**
2bd, 1ba home w/ spacious living rm/dining rm. Home has been well maintained and is located in Deer Lodge.
STARMARK CABINETRY is a custom, affordable cabinetry, traditional overlay cabinetry and full international overlay cabinetry. We use only the best material and the best constructions methods. StarMark Cabinetry offers more than 500,000 combinations of doors, species and finishes. We also create custom stains, custom stains with glazes, custom Tinted Varnish (a very durable, paint like finish) and custom Tinted Varnish with glazes. We use only the best, finish materials and processes. StarMark Cabinetry has ADA, wheelchair accessible cabinets and hundreds of organizational accessories. We stand behind our work with a Limited Lifetime Warranty.

Remodeling your kitchen or bathroom with the quality and versatility of StarMark Cabinetry is a sound investment that will reward you for years to come. And doesn’t it feel good to add beauty and value to your home?
Choosing your realtor can be the most important decision when buying or selling a home.

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YouTube, Facebook, Twitter & more!

Voted “Best Real Estate Agent” The MT Standard Readers Choice Awards

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5 Pintlar Peaks Dr - $399,000
Near 5th Hole Golf Course
Beautiful custom home with over 3400 sq ft, top of the line kitchen w/hardwood floors, granite counters, tumbled tile backsplash, warming oven, large island, opens into beautiful family room w/rock fireplace, bookshelves & mantel, formal living & dining room, main floor laundry, 3.5 baths, master bath is a complete remodel, large downstairs family room, on 1/2 acre with mature landscaping, very private yard, deck and so much more.

1635 A St - $149,000
Long time family home - ready to pull up the old carpeting and expose the hardwood floors, 3 bed, 2 baths, fireplace, good space, nice yard with fencing, large 2 car garage.

1855 W 1st St - $299,000
Historic Craftsman w only 2 owners, remodeled kitchen & baths, beautiful original & some new hardwood floors, gorgeous door exiting to patio, gas insert fireplace in living room, main floor bed plus 3 bed up, sitting porch formal dining room, pantry and kitchen cabinets have full extensions, updated electrical & plumbing, dbl oven & Jenn air cooktop, balcony off master bed, 2 walk in closets, new garage can hold up to 6 cars (30 X 40).

3008 Irene - $185,000 - Great Space & Yard
Curb appeal, 3 bed (also 2 bonus rooms), 3 baths, updated kitchen w/pantry & moveable island, 2 fireplaces w/gas inserts, Jacuzzi tub, cedar closets, large family room w/wet bar, newer siding, roof, vinyl fencing, covered patio, u/g sprinkling, neutral colors throughout.

250 Gillespie Basin - $499,000 - Recreationalist Dream
On 60 acres off the Pipestone exit, two unique architectural homes, a main house and award winning guest house, total of 4 bed and 3 baths. 2 garages, "off the grid" with solar & wind energy, bch floors & woodwork throughout, metal truss exposed ceilings, 3springs, 4 porches, water rights & half mineral rights.

1106 W Broadway
$129,000
Original craftsman features throughout, in stable neighborhood 6 blocks from downtown streets, wrought iron fence, newer roof, hardwood floors beneath carpeting, 4 bed, 2 baths, fenced back yard.

34 Missoula Ave - $79,000
A doll house completely remodeled to the studs, in floor heat on tiled floors, beautiful hardwoods, updated electrical, plumbing, kitchen & baths, and the views are amazing!

1236 W Steele - $139,000
A unique bungalow on the lower westside, 4 bed, 2 bath on main floor, over 1800 sq ft on the main floor, partial basement, new kitchen, storage closets, large front yard, covered patio in back with detached 1 car garage.

1742 Thomas - $119,000
Home with 3 bed on the main level, 2 bath, large kitchen, first floor laundry, unfinished basement, oversized single garage.

Historic Mansion
829 W Park
$375,000

112 Upper Boat Club Lane
$99,000
Manufactured home with 2 bed, 1 bath, updated with new flooring & appliances, large deck, storage shed w/new roof, year round accessibility, privacy in back. Trailer sits on property that is part of Boat Club. Site of lot is unspecified. HOA dues pay taxes on land. Septic is private to this property, septic pumped. Well is shared by boat club.