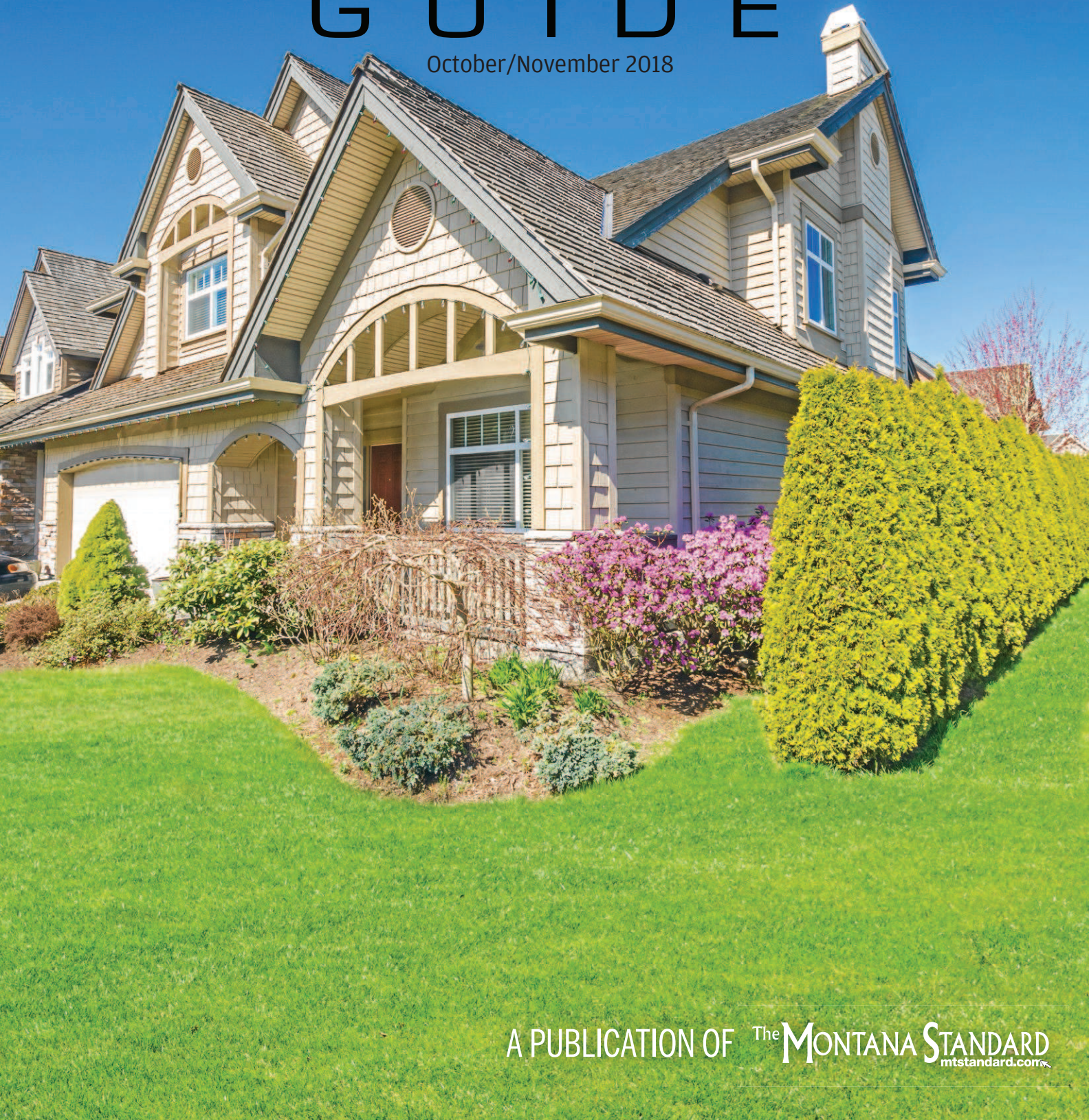




BUTTE, ANACONDA & SOUTHWEST MONTANA

REAL ESTATE GUIDE

October/November 2018



A PUBLICATION OF The MONTANA STANDARD
mtstandard.com

**THE KEY TO FINDING
THE RIGHT HOME...
IS FINDING
THE RIGHT
AGENT!**



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NEWLY LISTED



1016 S Colorado

3 Bed, 1 Bath. New roof within last 3 years, new flooring, paint, updated remodeled kitchen, new vinyl windows, home is ready to move into.



5 Fairway

3 beds 2.5 baths with the best location in town. Close to the Country Club Golf Course with outstanding views and privacy, unique features.

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361 Basin Creek



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Sunrise

Looking for the perfect property? Located at Georgetown, 2 bedroom, 2 bath home with boating, fishing & hiking out your door.



29 Alyvia

3 bedroom, 2 bath home with lots of potential in the basement.

2951 Mammoth



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\$100,000
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DEER LODGE • \$30,000 \$25,000 \$19,000
12,328 sq. ft. lot, nice view. Close to church and school. Existing gas, electric, water and sewer.

1568 JACKRABBIT LN WHITEHALL, MT 59759



4 BEDS • 4 BATHS • 5,404 SQFT • \$375,000

For magnificent views and privacy galore, located on 19.84 acres between the Highland Mtns & Tobacco Root Range. 2 lg Trex decks, vaulted ceilings & skylights, gourmet kitchen w/ 2 ovens, 2 cook tops (1 gas downdraft), dining rm, master suite w/ 2 walk-in closets & double vanity. Basement is partially finished.

TBD SHOOT THE MOON LANE, ANACONDA, MT 59711



2 ACRES • CALL FOR A PRICE

Located north of the Brown Derby Restaurant. Possible views of Silver & Georgetown Lakes.

COLDWELL BANKER

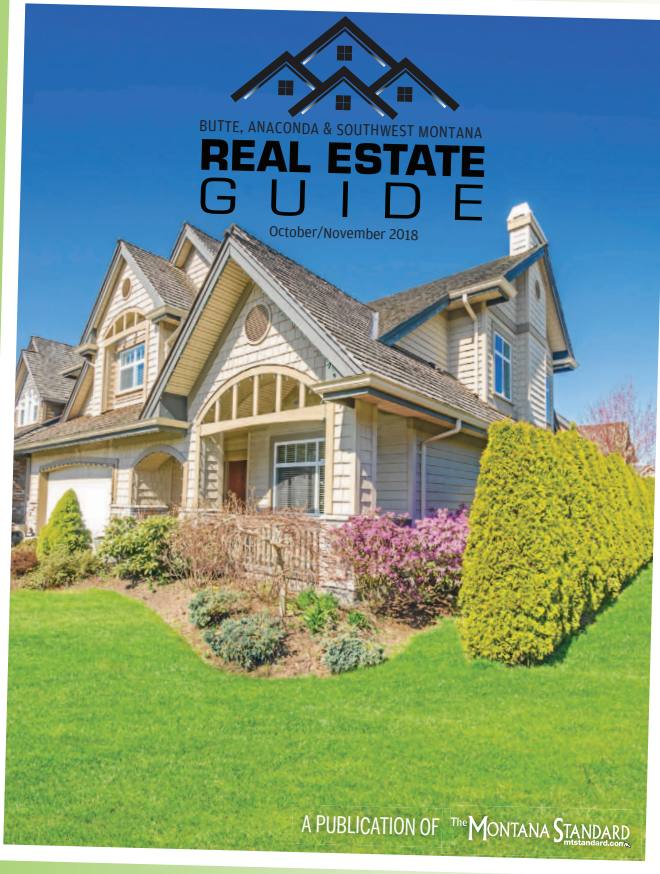
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Butte, Anaconda and Southwest Montana

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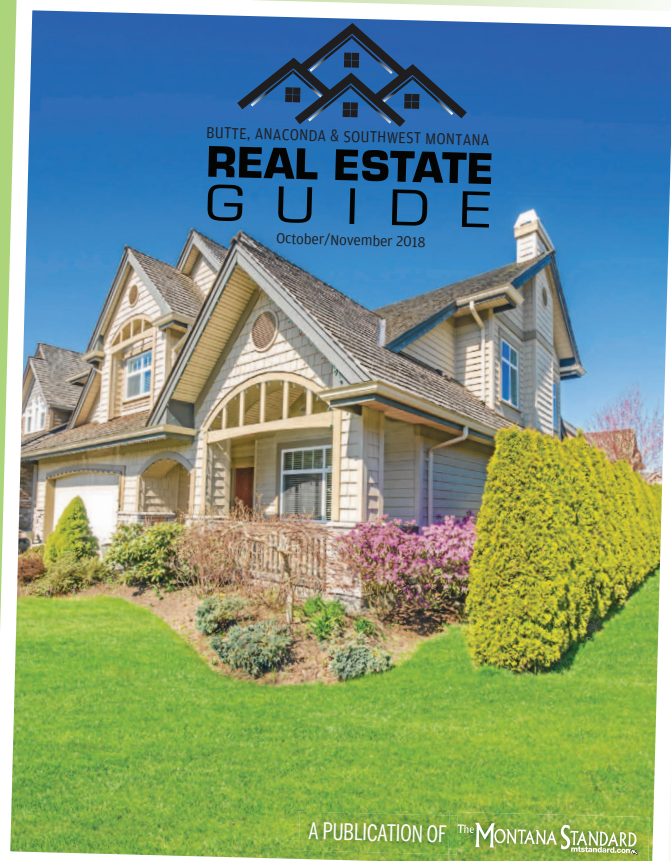
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here



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newly finished basement.
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homestead house, no covenants



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UNBELIEVABLE VIEWS
well, septic
and power included .
20 x 24 log cabin.



LOCATION LOCATION LOCATION
4 bedroom 3 bathroom on the west
end of Anaconda.



Beautiful modular home
on 20 ACRES in the
Fairmont area.



700 sq ft manufacture home
rented out at 900 a month.



Buxton area great views
wildlife access to forest service
20+ acres.



Beef Trail Ski Hill
great building lot



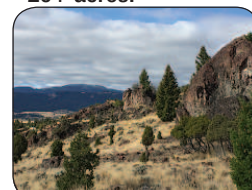
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This is a special property with a creek
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Supper hunting property.



Variety of 20+ acre lots at
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Acre lots at Antelope
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Variety of 20+ acre lots at
Flint Creek Subdivision



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NEW HOME CONSTRUCTION

All sites are approximately one acre in size or more. Well and septic included in price. Choose your exterior and interior features. Ask about finishing the basement.

Feature 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

4-BED ONE-LEVEL

With every thing on one level, this home features 4-bedrooms, 2-baths with 1,784 sq ft of living. Awesome great room. Granite counter tops throughout. Master bedroom features a walk-in closet and over sized bath with 8' of counterspace. Patio. 24x24 attached garage. Choose colors and interior features.

Similar Home



SPACIOUS RANCHER

Similar Home



This beautiful 3-bedroom, 2-bath home features over 3,600 sq ft of living. Awesome great room. Granite counter tops throughout. Master bedroom features a walk-in closet and oversized bath with 8' of counterspace. Unfinished basement framed for 3 additional bedrooms, 3rd bath, media room, family room, and more. Patio. 24x24 attached garage.

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.

Similar Home



RANCHER

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

Similar Home



TRI-LEVEL

2,662 sq ft, 3 bedroom, 2-bath, unfinished lower level setup for 4th bedroom, 3rd bath, laundry and family room. Double attached garage.

Similar Home



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Jana Richards
Broker Associate
WHS, RCC, CNHS
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Whether it’s a cabin in the woods, a house nestled near the lake, or anything in between, look to Wells Fargo Home Mortgage for the home financing products and programs that will help you make, whichever you choose, the place you call “home”.

We’ll help you every step of the way.



Denise Horne
Home Mortgage Consultant
NMLSR ID 400355



Nicole Hanni
Home Mortgage Consultant
NMLSR ID 487293

Elizabeth Sagar
Mortgage Associate
NMLSR ID 1706976

406-494-1834 • 3650 Harrison Ave., Butte, MT 59701

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Two types of realty professionals

WHAT IS THE DIFFERENCE BETWEEN A REAL ESTATE AGENT AND A REALTOR?

Real estate professionals come with many job functions such as loan officer, home inspector, appraiser, broker and sales agent. Perhaps the two most confusing titles are those of real estate agent and Realtor. Are they the same thing? Not exactly.

The real estate agent and the Realtor provide many of the same services for home buyers and sellers. However, the breadth of knowledge, recognition and assurance of ongoing real estate training is the defining line that separates the two.

REAL ESTATE AGENTS

Depending on what state the real estate agent is practicing in, the option to obtain

a Realtor title will vary. When a real estate student passes the state real estate exam, he or she will automatically become a real estate agent. This is sufficient to go to work for a broker and begin work with the broker's clients. The real estate agent is under the authority of the broker, who is ultimately responsible for every real estate transaction in his or her office. Should a lawsuit arise, it is the broker that typically must deal with the legal issues, so he or she should be greatly concerned about the education of the agents in the office. Real estate agents are fully competent to assist buyers and sellers in the real estate transaction, but in some states, the agent does not have their own access to lock boxes and premium online selling tools.

The real estate agent will need to use broker keys to show properties and may not carry the same prestige as an agent that has upgraded their skills to Realtor.

REALTORS

A Realtor is given that title by becoming a member of the National Association of Realtors that recognizes an agent to be one of their own. This means that the real estate agent has undergone extended real estate training beyond the call of the state board exams to rise to a professional level for residential and commercial property sales. The Realtor is a member of an elite group that trains and shapes new agents into highly competent real-estate machines. Depending on the size, branding and location of a real estate office,

some brokers insist that all of their agents become Realtors. This ensures a consistent quality of service to the broker's clients and guards against the agent making a tragic mistake that could result in costly problems. The Realtor title is not free and has a number of mandatory fees associated with membership. The real estate agent must pay an initial fee, yearly deposits on the lock box and agent key, and will be asked to attend a series of meetings and events. In addition to making life easier at the office for the broker, a sales agent that upgrades to a Realtor status will have the opportunity to work with the sale of commercial properties. This aspect of the industry can be very lucrative, but also carries a great deal of responsibility from the agent.

Our Real Estate Professionals Fulfilling Your Real Estate Dreams



Curtis Gannon
Mortgage Loan Originator
NMLS# 236333



Cari Schalk
Real Estate Processor



Debbie Thatcher
Real Estate Processor



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- Voted **"Best Real Estate Agent"** The MT Standard Readers Choice Awards
- View all Butte area listings online at www.sheribroudy.com

Commercial Property



31 N Main - \$275,000

Uptown Butte commercial building on Main Street. The building has two retail locations on the first floor, each main floor location has a balcony, two floors above first are one of Butte's first hotels, 2nd floor has 11 old hotel rooms w/ sinks, top floor has 13 rooms, each floor has bathroom & laundry. The upper floors are constructed with a central open tower which has transom windows opening to daylight & skylights, basement is for storage, the building has new electric service & new electric panels.

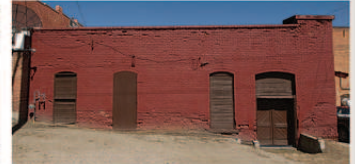


321 W Galena - \$635,000

Office building with 4th floor loft apartment, original woodwork and staircases 4500 sq ft on each floor for 18,000 sq ft total, offices, conference rooms, kitchens & bathrooms on first three floors, beautiful 4th floor loft with spectacular views, large storage & showroom areas, updated GFA heating on some levels, basement. Building has cement floors throughout and newer electric panel in basements. Great building for development.

543 S Main St - \$95,000

Warehouse In Uptown district, South Main Street location. Access from the back where there are at least 4 parking places and a large overhead door. The space is 4214 sq ft, good space for storage or convert into some manufacturing space.



Office Condo - 1240 Dewey Blvd - \$292,500

Dewey Professional Center has office condo for professional office space, west side of building only with onsite parking, common waiting room, several rooms suitable for offices or medical, main floor has break room, bathroom facilities. Mechanical includes newer GFA furnace, air conditioned. Full basement with storage area and finished rooms. Condo with only one other owner. The location is a major traffic artery with drive by traffic.



59-65 E Park - \$699,000

Historic Uptown Butte buildings originally two separate buildings now suitable for multiple businesses, 20,000 approx sq ft of showroom, 4080 approx sq ft of warehouse space with loading docks, heat is from GFA furnaces & overhead blowers, AC in one building, updated electrical, some new energy efficient windows newer roof & floor coverings, all light bulbs are CFL.



843 S Montana - \$180,000

Commercial 17,000 sq ft Warehouse with 1.5 acres off Montana St room for parking or storage

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



Suite 604 - \$195,000

Own a piece of history, this 6th floor condo has great views & comfortable 1 bed, 1 bath, 961 sq ft living space for "uptown" living. Weekends & evenings have controlled access to elevator bank and upper floors.



Metals Banc Walker's - \$225,000

Wonderful living space with 3 bed, 1 bath, upscale kitchen, in home laundry, living room and all building amenities available.

Land Properties

EAST RIDGE LOTS

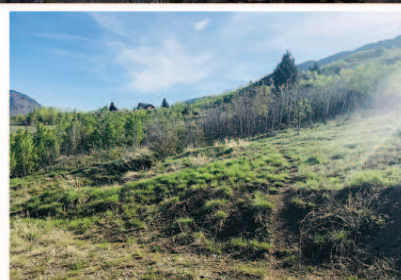


3921 East Ridge Road - \$69,000

3.9 acres of horse property, cross fencing, good access off East Ridge Rd, well on property, room for horse arena.



**Lot 3 & Lot 4
Hillside Dr**
Sold Individually
\$35,000 each or
together at **\$72,000**
with 60 ft of well
drilling included.



Butte Ski Club - lot 101 - \$39,000

2.17 Acres in Butte Ski Club Subdivision, level I Septic Approved.



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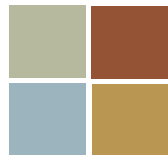
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FEATURED LISTING



PRICE DROP

3150 NETTIE

5 beds 3 baths brick rancher! Completely remodeled, open kitchen, living room & dining room. Hardwood floors throughout the main floor w/ full finished basement.

\$292,000 • MLS# 324183



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FEATURED LISTING



NEW LISTING!!!

32 WATHENA

3 bed, 3 bath, main floor utilities, Full basement, Attached 2 car garage, Deck, and storage shed.

\$259,000 • MLS# 326227



PRICE REDUCED

2903 FLORAL

Completely updated 3 bed, 2.5 bath located near Father Sheehan park & Hillcrest school. Two single car garages on a large fenced lot!

\$224,000 • MLS# 321266



MUST SEE

3314 BUSCH

4 beds 2 baths. Main is 2 beds, 1 full bath, dining, kitchen & spacious living room. Updated basement w/ wet bar/fridge, pool table, fam room & lg bathroom.

\$155,000 • MLS# 321493



NEW PRICE

2909 FLORAL BOULEVARD

4 bed, 2 bath brick rancher, well maintained, nice area, Full finished basement, gas fireplace, hardwood floors on main level.

\$199,900 • MLS# 324349



NEW LISTING !!!

1704 HOBSON

2 bed, 1 bath, newly remodeled w/ large fenced yard. Garage and main floor utilities. Nice!

\$109,000 • MLS# 324303



PRICE REDUCTION

618 HUMMINGBIRD LANE

4 bed, 3 bath home w/many updates! Unobstructed mountain views on over ten acres! Three plus car garage & much more!

\$425,000 • MLS# 321765

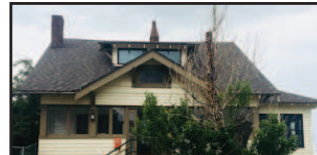


PRICE REDUCTION

1421 W GOLD

Immaculate 5 bed, 2.5 bath located on the lower west side w/over 2 acres! Open floor plan, 2 car attached garage plus a detached 3 car garage!

\$575,000 • MLS# 321780



NEW LISTING!!!

620 W GOLD

3 bed, 2 bath, formal dining room, single garage, & patio. Priced at

\$195,000 • MLS# 322363



NEW LISTING!!!

1938 GAYLORD ST.

4 bed, 2 bath, family room, main floor utilities, double garage, fenced yard.

\$120,000 • MLS# 322036



UPDATED HOME

2000 FLORIDA

Covered front porch with Trex decking. Large formal dining room, Living room & family room w/ built in cherry cabinetry & gas fireplace & updated kitchen.

\$219,000 • MLS# 323874



PRICE REDUCED

621 POWELL VISTA

Build your dream home on this 1.993 acre lot! Great views of surrounding mountain ranges! 32x24 Garage is already on site!

\$70,000



WORKMANSHIP & DETAIL

2614 LOCUST

Living space is all on 1 level. Main floor utilities, Sunroom, wood fireplace, covered patio, storage shed, & single detached garage.

\$159,000 • MLS# 326183



OPPORTUNITY

1001 STEWART STREET

Prime agricultural rural property, irrigation ditches & water rights & is fenced around the perimeter. There are 3 out buildings uninhabitable homes.

\$232,000 • MLS# 318051

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Inspecting a Historic Home

The National Register of Historic Places says historic properties are typically at least 50 years old. However, they can be younger if they were an aspect to an important part of American history, architecture or culture. If you are considering the purchase of a historic home, an inspection is extremely important. While most systems will have been updated from their original condition, it's crucial to ensure they were modified safely. When viewing historical properties, consider these tips from the National Trust for Historic Preservation. You can save time and money by moving onto a different home if you see these qualities in a structure.

ANALYZE THE ROOF AND CHIMNEY

Start at the top.. Check for a sagging roofline, leaning chimney or any obstructions that may cause issues later. Note the state of the roof's shingles and its pitch to determine how difficult replacing it would be. Certain angles can make the job dangerous, which will impact the expense a contractor will require. Also, find out if there are multiple layers of shingles on the roof. If the top of a home must be stripped before a replacement is possible, it will be another expensive cost. See to the Windows

Replacing windows is another expensive renovation often needed for historical homes. Look for damage to the glass or drafts around the frame. The unwelcome air will not only impact your heating and air bills, it can make a home extremely uncomfortable during extreme temperatures. If the windows are original, it is likely they will need maintenance.

WALK AROUND

Don't be afraid to walk throughout the entirety of a historical home. You'll want to ensure there are not sagging parts, warping or weak spots near water sources like bathtubs and sinks.

CHECK THE APPLIANCES

Ensure all the major appliances are up to date in efficiency and code. Making updates from unsafe components can be expensive and dangerous if not done in time.



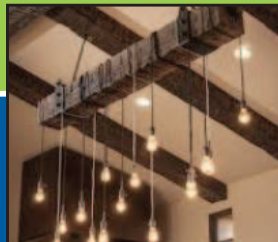
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3031 Burlington - \$299,000

Beautiful Craftsman home with "clinker brick" exterior, built in 1918 on oversize, landscaped lot, 2700 sq ft of living space, 4 bed, 2 bath, original woodwork throughout, original light fixtures throughout main floor, hardwood floors, two outdoor balconies, covered front porch, first floor master bedroom & bath, updated kitchen with granite counters, sun porch for summer sitting or sleeping. Step back into yesteryear into one of the finest examples of a craftsman style home in pristine condition.



819 N Henry - \$127,000

Uptown Cottage, updated wiring, plumbing, newer roof, new paint, new light fixtures, 2 floors with 4 bed and 2 bath. Upstairs is a master bedroom with skylights & two closets, 6 in insulated walls, attic remediated of metal with 2 ft insulation blown in, new carpet upstairs, wood stove. All newly wired, new sconces & light fixtures, retro kitchen, back yard, back & front porch. Live life in this remodel near MT Tech.



1824 Thomas - \$129,000

Property being sold "as is". Ranch style home with almost 1500 sq ft on main level with partial basement, 3 bedrooms, 2 baths, large family area off kitchen, new trex deck on back of home, builtin a/c unit in living room, fenced back yard, two car garage.



2412 Harvard - \$127,500

Cottage with new updates throughout, 2 bed plus bonus room, 1 bath, new roof, siding, electrical service, new furnace, new windows, remodeled kitchen & bath.



3126 Carter - \$155,000

SPACE! 2002 manufactured home on a full basement, finished on two levels, 4 bed, 2.5 baths, large family room & bonus room, 2 car garage, 1456 sq ft on each level. You won't easily find this much space for the money.