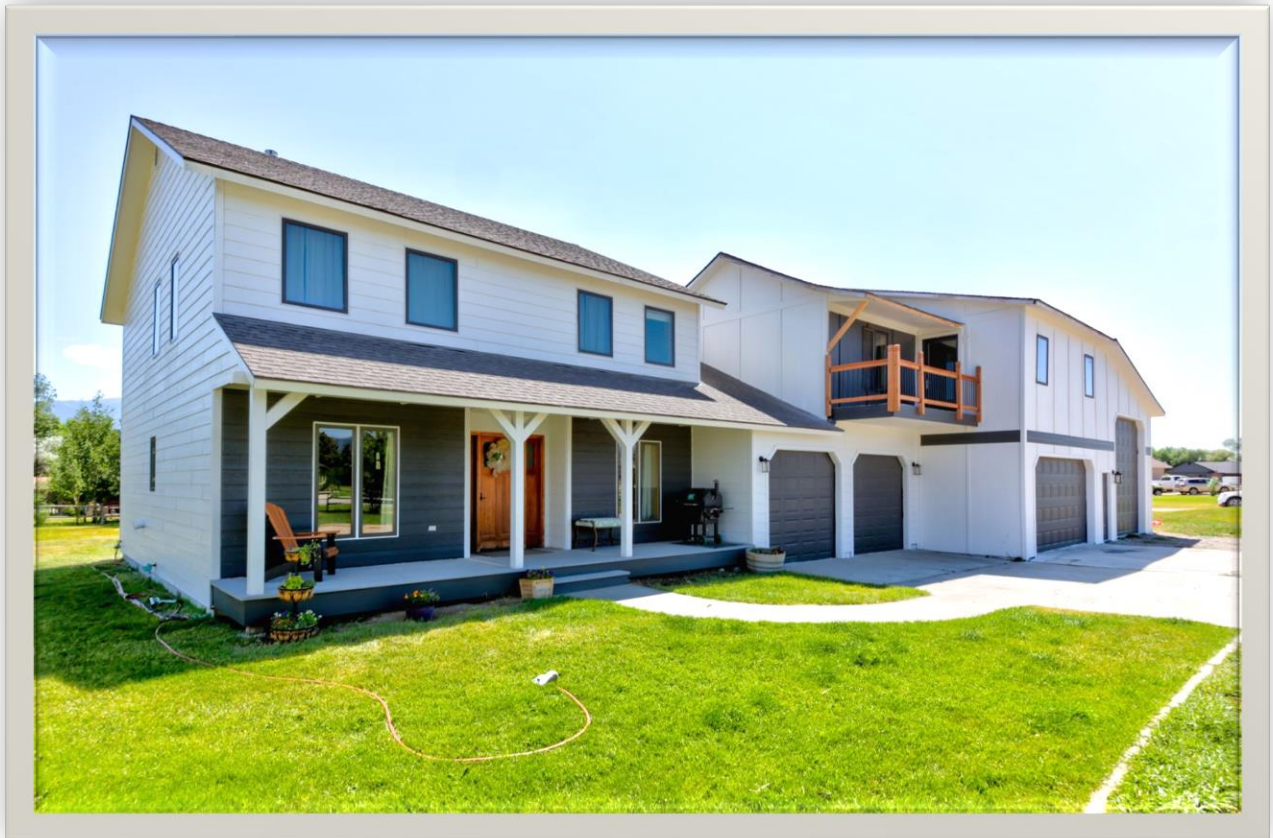




222 E. MAIN STREET, Unit 1-D
P.O. Box 546, ENNIS, MT 59729
Toni Bowen, Broker Associate
(406) 682-4290 office
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9 KOKANEE DRIVE, McALLISTER, MT 59740

PRICE: \$950,000

TAXES: \$1,228.48 for 2021

LEGAL DESCRIPTION: Troutdale Phase I, Lot 3, Sec. 04, T05 S, R01 W, Lot 3, Acres 1.073, Plat 4/142

GOOGLE COORDINATES: Lat. 45.433005°, Lon. -111.729303°, Elevation: 4,906'

<https://www.eralandmark.com/communities/ennis/> and www.arrowreal.com

9 KOKANEE DRIVE, TROUTDALE I, LOT 3, MCALLISTER, MT 59740, continued

HOME DETAILS:

- Home and detached garage built in 2004
- Home has a total of 3,222 SF (according to county records)
- Interior was repainted within past 3 years. Exterior was painted in July 2022.
- All appliances and bath fixtures were replaced within the past 3 years
- Exterior light fixtures are all new
- Interior light fixtures are all new and mostly LED
- Flooring is vinyl plank throughout, with tile in all bathrooms
- Heating system includes propane in-floor radiant heat plus some radiant baseboard and the propane Fireplace
- Foundation is a 4' crawl space with interior access
- Roof is asphalt shingle
- Siding is synthetic Lap siding. The addition is LP board & batten
- Coded exterior door handles
- Main Floor: 1,121 SF that includes: entry hall, formal dining room, office, powder room, living/family room with gas FP, kitchen, laundry room & garages
- Second Floor: 2,101 SF that includes: 2 bedrooms, full bath, master suite with full bath (tub & shower), and 2 walk-in closets
- Apartment: Also included on second level is a guest apartment above the garages, with a separate entrance. The apartment has a bedroom, full bath, large living/dining area, closet, storage, a kitchenette, and balcony. (a 6,000 BTU HVAC system with AC is included, but has not been installed, due to contractor shortage)

FENCING:

- Partial fencing on 3 sides of lot
- Underground, invisible dog fencing system

GREEN HOUSE:

- with running water



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9 KOKANEE DRIVE, TROUTDALE 1, LOT 3, MCALLISTER, MT 59740, continued

GARAGES:

- 2-car, attached, original, standard, unheated garage, with 2 doors.
- 2-car, attached, extra-long, heated garage, with one double door.
- 1-car, attached garage/shop, 35' deep x 40' wide, with 12'9" x 12' wide door, with overhead propane shop heater and a wood-burning stove.
- 2-car, detached garage/shop, 24' x 28', with 16'x8' double door, insulated & heated



SEPTIC SYSTEM:

Septic system was originally permitted for 3 BR, but it was expanded to a 1,500-gallon tank + an additional 70' lateral to the existing drain field. It is now permitted for 4 BR to include the apartment.

WATER:

- Well drilled in 2004 by Madison Drilling, total depth of 40' with 75 GPM
- DNRC Water Right # 41F 30147690
- Water rights are included from irrigation seasonal canal that crosses north end of the lot. Not used for underground sprinkler system as it clogs the system.
- Underground sprinkler system

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9 KOKANEE DRIVE, TROUTDALE I, LOT 3, MCALLISTER, MT 59740, continued

UTILITIES:

- Telephone and fiber optic cable
- Power was expanded to 400-amp service, with 200 amps for house and detached garage + 200 amps for shop and apartment.
- Propane – 1,000 gallon buried tank for house and detached garage
- Propane – 500 gallon buried tank for attached shop and apartment

HOA: Dues are \$200 per year and cover road maintenance and common areas

COVENANTS:

- Single family homes
- no commercial activities
- no further subdivision
- only short-term rentals over 28 days or long-term rentals over 1 year are allowed.

INCLUDED WITH SALE:

All appliances, including: Refrigerator, range, dishwasher, microwave, washer, dryer, two stand-alone air conditioners, shop stoves, green house.
Some furniture and furnishings could be included.
Riding mower is available for sale.

Big Sky MLS # 374654

BROKER COMMENTS:

This beautifully remodeled family home has great views, privacy and is an easy commute to Bozeman. It has a great layout for working from home, with fiber optic cable and an office set away from the activity of the home. Or, for even more privacy, the apartment over the garage could be used for a larger home office setup. This would be an ideal situation for a family who works from home and has lots of toys, hobbies, vehicles or has a good use for all the garage space.

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9 KOKANEE DRIVE, TROUTDALE I, LOT 3, MCALLISTER, MT 59740, continued



The property is just 7 miles north of Ennis and is less than an hour from Bozeman. It is just a few miles from Ennis Lake for lots of water activities and minutes to great fishing on the Madison River. There are numerous roads and trails through the nearby Tobacco Root Mountains as well as the Gravelly Range for unlimited exploring, hiking, and hunting. In 2 ½ hours you can be in Yellowstone National Park.

The charming, cowboy town of Ennis has just about everything you could want, with numerous shops, saloons, a brewery, a distillery, hardware store, grocery store, movie theater, bowling alley and great restaurants! The recreation opportunities are abundant, the natural beautiful is spectacular, and the natives are very friendly!
<https://www.ennischamber.com/>



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