

# Details & Additional Information

4116 Prairievlew, Cotstrip MT

**Square Footage Measures 3,590 square feet between the 3 levels.**

- 1,450 Sq. Ft (Main Floor) Main Floor features 2 Bedrooms & 1 Bathroom
- 1,070 Sq. Ft (Lower) (1 Bedroom/1 Bathroom)
- 1,070 Sq. Ft (Upper) (Master Suite/Bath & Family Room)
- **Attached Garage Dimensions are 19x22 (775 Sq. Ft) & has Heat/AC (Radiant Floor Heating)**

New Roof & Siding on House approx. 3 years ago

- **Kitchen:**

- Tile Floors

Extensive Kitchen Remodel in 2008

Custom Cherry Cabinets (Amish)

Black Granite Counters w/ Black Granite Backsplash LG Fridge

Kenmore Pro Gas Range

Double Oven

2x Dishwashers

Warming Oven

Island w/ Granite & Prep-Sink

Built in TV (Stay)

Pullout Pantry

- **Living Room:**

- 22ft Wood Fireplace

Patio Doors w/ Wrap Around Deck (4,000 sq. ft of Trex)

- **Upstairs:**

- Wool Carpet (Please Remove Shoes)

Master Suite w/ Bathroom (Tile Tub & Shower) Walk in Closet

Upstairs Family Room & Loft Area

**Lower Level:**

- Previously utilized this space as MIL apartment (Bedroom Wall can easily be framed back up)
- Tile Floors & Carpet
- Full Kitchen
- Bathroom w/ Shower
- Private Walk out Patio
- Laundry
- Great Storage Room w/ Shelving (Shelving Stays)

### **Shop Space:**

- 50x80 (Front) Space is Heated (Floor Heat)
- 70x80 (Back) is "Cold" Storage w/ NO Heat
- 2 Fully Finished "She Shed" Rooms in Shop w/ Heat & AC
- Full Bathroom & Shower
- Blue Hoist on Front Shop (Stays)
- Back Hoist is Negotiable
- RO System in Front Shop does NOT stay (used for car washing) Includes the following sized shop doors:
- Side Doors: 13ft/14ft/12ft Back Door: 12ft  
Front Door: 2x 12ft Doors

### **Green House Area:**

### **Pool Area:**

- Sport Pool (4,5,6 ft) but starts with 18 inches for the first 6ft!
- Has Outdoor Bathroom/Storage Area/Mechanical Area (3x Doors)
- New Liner approximately 5 years ago
- Granite Outdoor Kitchen (w/ H2O Heater) & Jenn Air Grill (hard-plumbed)  
Covered Patio Seating
- Pool has been maintenance by Leisure Pools out of Billings, MT & winterized on 9/1/2022
- Lights/Slide can be operated by App (Intel-I-Center)

### **3 Heating Sources on the Property:**

- #1 Coal (Hydrallic Furnace & Radian Floor Heat w/ 2 Zones)
- #2 Propane (Boiler & Heat Pump)
- #3 Solar (5KW of Solar)
- 2ACUnits(3Ton&5Ton)

- Pool Heated to 92 Degrees w/ Coal Boiler
- 8T Coal Silo to Store Coal w/ Auger (Shop)
- o 1T = approx. \$30
- Winter Utilities \$ 150/M for Heating
- o City of Colstrip Services Water & Sewer
  - § Runs APPROX \$400/month for Summer Months of Watering
- (irrigation on approx. 4 acres)