

# Amenity Sheet & Details

## 1408 Golf Course Rd, Laurel MT

### **Property Details:**

- Address: 1408 Golf Course Rd, Laurel, MT
- Square Footage: 3,748 sq. ft.
- (**Main Living:** 3,056 sq. ft., **Loft:** 725 sq.ft., **Cellar:** 102 sq. ft.)
- *Note:* Addition completed in 2013 not reflected in county records square footage.
- Year Built: 2002
- Bedrooms: 5
- Bathrooms: 4
- Rancher with Loft and Basement Storage
- Attached 2 Car Garage: 840 sq. ft.
- Heating: Radiant In Floor (Primary), Gas Forced Air (Secondary)
- No HOA Fee
- 200 Acres
- Well & RO system

### **Living Room:**

- Wood Fireplace with Gorgeous Rock
- Log Accents & Beams
- Vaulted Ceilings
- New Carpet
- Open Concept

### **Kitchen:**

- Quartz Counters
- Large Island with Cooktop
- Appliances: Single Oven, Microwave, Dishwasher, Refrigerator
- Antique Cook Stove (fully operational and included)
- Knotty Alder Cabinets
- Tile Floors

### **Dining:**

- Tile Floors
- Patio Door
- Additional Sitting Area

**Bedrooms:**

- All 5 Bedrooms on the Main Floor
- 2 Bedrooms have private en suite bathrooms
- Upstairs Loft Area has a full bathroom

**Master Bedroom:**

- Large Space with Doors to Patio/Hot Tub (included)
- Wood Burning Fireplace
- Huge Walk-In Closet
- Tiled Shower
- Soaker Tub

**Outside:**

- Underground Sprinklers in Yard
- Pond in Yard (Gravity Fed from Irrigation Ditch)
- Garden Area with Sprinkler System and Electric Fence
- Front Deck/Patio (Concrete) with Gazebo, Hot Tub (stays)
- Tac Shed (12x20) with attached Dog Kennel
- 42x48 Hangar (enclosed) with Airstrip (2x 1500 ft landing strips)  
\* *Note:* Possible to extend one Airstrip to a max 3,200 ft if needed
- Horse Corral (Portable Panels) with Self-Water System
- Cove Ditch runs through the property with 10 Ditch Rights
- Running Paths registered on Strava (running app):
  - Kerns 5K and Soggy Bottom 10K

**Utilities:**

- Yellowstone Valley Electric
- Montana Dakota Utilities
- Rural Broadband Internet
- Garbage Service: Republic or Mackenzie

**On File:**

- Well Log
- 10X Ditch Rights
- Property Profile w/ CCR's

