

2250 Morning Dove, Laurel, MT

Property Overview:

- **Address:** 2250 Morning Dove, Laurel, MT
- **Bedrooms:** 5
- **Bathrooms:** 3.5
- **Square Feet:** 3,772
- **Lot Size:** 1 Acre
- **Subdivision:** Pheasant Brook

Features:

- **Security:** Equipped with a Ring Doorbell. Comtech security system installed (System Owned) and \$49/month
- **Surround Sound:**
 - Sonos System Upstairs (Master Bedroom & Living Room)
 - Home Entertainment System Downstairs (Stays) Base Speaker + Ceiling Speaker.
- **Central Vacuum:** Convenient central vacuum system installed for easy cleaning (System and all attachments stay)
- **Storage:** Abundant storage space throughout the property.
- **New Carpet:** Recently installed new carpet in the downstairs area and upstairs bedrooms.
- **Living Room:** Features new LVP flooring (2021), vaulted ceiling, gas fireplace with rock surround.
- **Kitchen:** Upgraded with epoxy countertops (2020), new appliances including double oven (2021), and tile floor.
- **Master Bedroom:** Newly carpeted, tray ceiling, ensuite bathroom with tile floor, dual vanities, walk-in shower, large closet.
- **Daylight Basement:** Includes a wet bar, perfect for entertaining or additional living space.
- **Outdoor Features:** Fenced yard, landscaped garden area. Composite deck. Large Cement Patio with Sunset Awning (Crank)
- **Garage:** 3-car insulated & heated garage (Cabinets do not stay)
- **New Roof & Windows:** Renovated in 2018 with new roof, windows, gutters, and siding.
- **Shop:** Impressive 30' x 48' fully finished and heated shop with 12' walls, 10' x 20' door, 2" spray foam + 3.5" batting, R49 ceiling. 220V + 200 Amp Service.
- **2 Story Dog/Cat House**
- **Adjacent Amenities:** Backs onto parkland, with a trail on the other side of the ditch leading to the pond. Pump water from the pond for various uses.

Additional Information:

- **Year Built:** 2004
- **Utilities:** MDU, Yellowstone Electric, Republic Garbage Service, Spectrum Internet
- **School District:** Laurel School District
- Radon Mitigation System installed
- Washer/Dryer Stay
- New Septic Tanks (1500 Gal & 1,000 Gal tanks)
- Brand New H2O Heater (Installed May 2024)
- NO HOA: RSID pays for Water Rights/Ditch Rights