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## Client Full

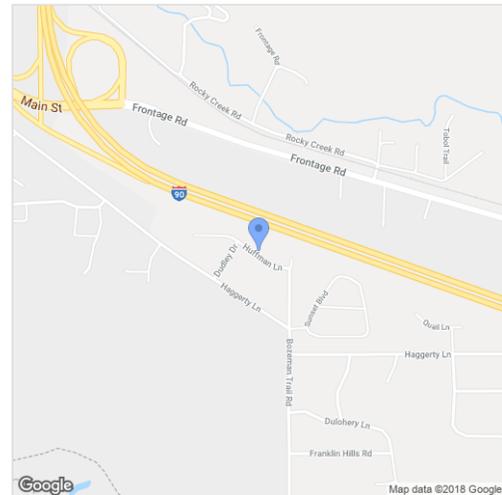
Listing

### CLIENT DETAIL REPORT

MLS#: 327030

8787 Huffman

Date Printed: 10/12/2018



#### GENERAL INFORMATION

<b>Status:</b> Active	<b>Subd/Complex:</b> Eastedge Meadows	<b>Year Built:</b> 1985
<b>Type:</b> Single Family		<b>Bedrooms:</b> 2
<b>City:</b> Bozeman	<b>Lot Size:</b> 1.321 - Acres	<b>Baths:</b> 2.0
<b>Asking Price:</b> \$569,500	<b>1st Level Sq Ft:</b> 1,595	<b># Full Baths:</b> 2
<b>Area:</b> 2SE - Boz S of City E of 19th	<b>2nd Level Sq Ft:</b> 411	<b># 1/2 Baths:</b> 2
<b>Levels:</b> 2 Floors with Basement	<b>3rd Level Sq Ft:</b>	<b>Water Amenity:</b>
<b>Total Sq Ft:</b> 2,006	<b>Abv Grade Sq Ft:</b> 2,006	<b>Basement Sq Ft:</b> 0
<b>Days On Market:</b> 7	<b>Public Land Adjacent:</b>	<b>HOA Amount:</b>
<b>Price/Sq Ft:</b> \$283.90	<b>Garage:</b> 2 Attached	<b>HOA Pay Period:</b>
<b>Directions:</b> East Haggerty Lane north on Dudley East on Huffman Lane 2nd house on left North.		
<b>Legal:</b> EASTEDGE MEADOWS SUB, S08, T02 S, R06 E, LOT 11, ACRES 1.5		

#### FEATURES

<b>Flooring:</b> Hardwood Floors	<b>Basement:</b> Custom
<b>Appliances:</b> Dishwasher, Disposal, Range, Refrigerator, Water Softener	<b>Style:</b> Custom
<b>Heating:</b> Electric Baseboard, Electric, Natural Gas, Passive Solar, Solar, Stove	<b>Interior:</b> Gas Stove
<b>Cooling:</b> None	<b>Site Improvements:</b> Black Top Driveway, Garden, Landscaped Yard, Lawn, Partial Fencing, Underground Sprinklers Yard
<b>Roof:</b> Asphalt	<b>1st Level:</b> 1 Bedroom, 1 Full Bath, Den/Office, Dining Area, Dining Room, Fireplace/Stove, Garage, Kitchen, Laundry Area, Laundry Room, Living Room
<b>Patio/Deck:</b> Deck, Patio, Porch	<b>2nd Level:</b> Master Bedroom
<b>Exterior:</b> Prefinished Hardboard	<b>3rd Level:</b>
<b>View:</b> Mountains, Southern Exposure, Trees, Valley, Wooded	<b>Utility Services:</b> Natural Gas, Private Well, Septic, Solar Power, Telephone
<b>Road Access:</b> Paved	<b>Seasonal Access:</b>
<b>Amenities:</b>	<b>Safety Features:</b> Smoke/Heat Detector
<b>HOA Includes:</b>	<b>Outbuildings:</b> Shed

#### PUBLIC INFORMATION

##### Public Remarks

2 bed and 2 Bath on a 1.3 acre wooded lot 1 Mile or 5 Mins from East Main. Beautiful landscaping and raised bed garden area with mature trees producing fruit. Red oak & slate floors. Large Master Suite with his & hers walk in closets. Large bath and shower. 5,100 Watt Solar

System that keeps energy costs to almost 0. Small subdivision with only local traffic. No maintenance siding large deck and hot tub included. Country feel just east of downtown.

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 Property History

8787 Huffman, Bozeman, MT 59715

MLS# [327030](#)

Prop. Type: RES/Single Family  
DOM 0  
Price Change Type  
\$569,500 New Listing

CDOM: 7

List Office: [McCaw & Company](#)

Effective 10/05/18  
Chg Info ->A

Chg Timestamp  
10/05/18 03:27 PM



 Photos

Single Family

**8787 Huffman**

**LP: \$569,500**

327030 **Active**

Bozeman, MT 59715



