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3 Bedrooms, 3 Bathrooms  
10 Acres  
23370 W. Highway 12, Elliston/Avon, MT 59728  
MLS 266382

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Welcome to 23370 West Highway 12 located just east of Elliston, approximately 20 miles from the city of Helena. An awesome setting under the big sky of Montana. Here you are surrounded with rolling hills and mountainsides dressed in pines. The home sits on a 10-acre parcel where horses and cattle are allowed. Just inside the gated entrance to the right is a loafing shelter and a barn ready for occupancy. Built in 1992, this ranch style home, clad in redwood lap siding, offers main floor living with additional living spaces in the walkout basement. The open design of the floor plan is an easy flow and will accommodate an active family's lifestyle. The side entry opens into a hallway that separates the living space. On the right is the kitchen/dining area with lots of storage, workspaces, and a window over the sink. All the appliances are included in the sale. The serving bar fronts the dining area allowing for casual meals. Family and friends can enjoy a meal around the table while gazing at the terrific views through the French door. An open staircase to the lower level is the dividing factor between this area and the living room. Both the living room and the dining area and some of the hallway are covered in a wood flooring reminiscent of years gone by. On the left of the hallway is the laundry/bonus room, the 1st full bathroom, and the master suite complete with a jetted tub in the private bathroom. As you descend the stairs to the walkout basement, you enter directly into the family room that offers a ceramic tile floor, a wood burning stove, and access to the outside. The hallway houses 2 additional bedrooms, the 3rd full bathroom, a workshop, and an utility/storage room. All this living space is included in a total of 2464 square feet. Beside the wood stove, the home is heated with electric and offers an electric water heater, a private well, and a septic system. Also included in the sale of the home are the blinds, satellite dish, satellite receiver, washer/dryer, dishwasher, range/oven, refrigerator, and the trash compactor. So pack up the family and horses and begin your new life here in the wide-open range. Call Laurie at 406-439-9184 or Randy at 406-439-3863 and schedule your personal tour.

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**CONTACT**

Laurie & Randy Koutnik

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C: 406.439.9184 & 406.439.3863

Virtual tour and more pictures available on the internet.

*Go to...*

<http://OnlineForInfo.com/koutnik/elliston>

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