

# 1800 STODDARD

MISSOULA, MT 59802

\$180,000 | 3 BEDS | 2 BATHROOMS | OFF STREET CAR PARKING | 1,656 SQUARE FEET

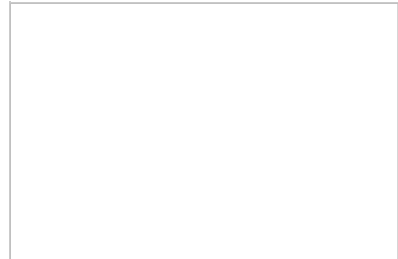
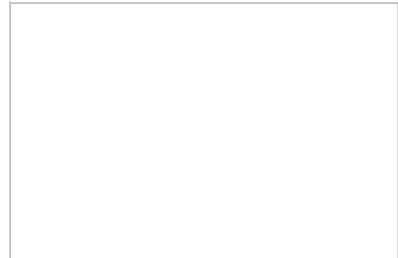


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For Instant Photos: Text 162 To 415-877-1411

Located on the corner of Stoddard and Byron in the Historic Westside you will find a fabulously updated cottage - offering high ceilings with large picture windows in the south-facing living room .....offering plenty of natural light! The kitchen has been updated & includes the range, refrigerator, and dishwasher, a nice size walk-in pantry, and breakfast bar. The main floor bedroom is large with a generous closet & full bath with a clawfoot tub plus shower. Downstairs you will find a den, laundry room (W/D included), and two bedrooms with egress windows. The home has had several energy efficient updates including a 90% furnace, air conditioning, ductwork, and insulation. In addition, the house has been re-wired from top to bottom, new flooring installed in the kitchen, and new exterior and interior paint. Outside offers an easy to keep yard, fencing, and off-street parking.

Perfect ren...

- 1940's Cottage on a corner Lot
- Updated in 2001 and 2007
- 90% Efficient Furnace
- Added Insulation
- Air Conditioning
- New Wiring
- All Appliances Included
- Currently rents for \$1050/month + gas and electric



## AGENT INFORMATION

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## ABOUT CARROLL ANNE SOWERBY

+ Born and raised in Atlanta, Georgia  
+ B.A. in Business Administration with a focus in Marketing and Management, University of Montana, 2002  
+ Pride myself on my strong work ethic that stems from my southern roots. "You can count on me at all times to do whatever it takes. I go beyond the call of duty."  
+ Honest, Reliable, and Excited to help you make one of the biggest decisions...



Disclaimer: All information deemed reliable but not guaranteed.