

Yes there really are 19 bedrooms and 15 bathrooms plus 10 kitchens but they are in 4 houses with 10 separate rent-able living spaces - 11,200 sq ft living space, plus 3,000 sq ft shop/garage/storage space, plus over 2000 sq ft decking. Includes 2 green houses, 2 sheds, barn, 2 root cellars, film studio and shop, plus 1 acre fenced organic garden area, awesome mountain views.

For better pics go to: <https://sweeneymontana.shutterfly.com/>

If you subtract the value of the developed land from the sale price - it's less than \$50 sq ft for living and storage space.

**Four houses** include:

**Ranch House complex** 4200 sq ft plus 4 decks (920 sq ft) 2 story, 3 separate residences, built 1974 – remodeled in 2012 Deck on every side of the house Travertine rock walls, large garage shop area

Main floor - Hardwood floors, high vaulted main room ceiling, walnut 3/4” solid hardwood wall paneling, new wood stove, laundry room

Basement apartment 1550 sqft 1 bed/1bath, sliding glass doors to back sunken patio, root cellar, kitchen area,

East end studio apt Built 2017 Front Trex deck, high ceiling, great views, full bath with laundry

**2-Story House** - 4000 sqft plus, plus 300 sqft Trex deck 6" walls, metal roof, 10' x 11' under-deck storage/garbage room

First floor 2000 sqft 38' x 50' daylight basement, 100 sqft outdoor storage, lots of full size windows all around, built 2010 800 sqft 1 bed/1 bath (shower) apartment with hardwood floors, lots of storage 2 storage rooms, laundry room with toilet and laundry sink Root cellar 240 sqft guest suite with kitchen area 150 sqft extra bedroom Second floor 2000 sqft 38' x 50', plus 10' x 11' solarium entry- built 2005 – remodeled 2010 3 bed/2 bath, laundry room, 110 sqft entry/solarium room, large walk-in closet Hardwood floors Wood-stove

**House – Duplex 1** – 1730 sqft plus 550 sq ft decking 2 Units Metal Roof Decks and mudrooms Double pane windows

Duplex 1A – 2 bed/3 bath, 1030 sqft plus front deck, laundry/storage, wood stove, mudroom, front and back decks

Duplex 1B – 1 bed/1 bath, office area, 700 sqft plus deck, entry/storage room propane heat and range, high ceiling

**Duplex 2** - 1170 sqft, 200 sqft decking

Duplex 2A - 1 bed/1 bath, 370 sqft, high ceiling, front deck

Duplex 2B – 2-story, 800 sqft 1 bed/1 bath, full kitchen, solarium entry room, hardwood floors, downstairs 12' x 20' kitchen area, upstairs 12' x 28' bedroom, bathroom and closet

**Shop/Garage** plus Film Studio/ side storage shed— 1510 sqft Concrete floor, metal roof, 13 foot high ceilings,

Shop/ garage area - 600 sqft, lots of large windows, 8' x 8' door, wood stove

Film studio area – 450 sqft, LED studio lighting, full length curtains on all walls, 2 wall green screen, dressing room and ½ bath

160 sqft Side storage area – 300 sqft, 4' x 8' door plus personnel door, 2 windows, power and lights, wood floor

**Organic Garden** – permaculture/hugelkultur aspects 1-acre fenced organic garden area with small fruit trees, raised beds, rich soil, compost area 3-season sunken greenhouse in garden, large containers, raised bed and shelving 6 acres fenced pasture with chicken coop Irrigation water rights for whole property at 90 psi/9 gals a minute from May through Sept

**Large Greenhouse** – 400 sqft “Pitted” year-round greenhouse ,6' below ground with roof rising to 14' above ground, has twelve 6” pipes running underground for passive geothermal heating and cooling, woodstove, raised boxes, water barrels for heat equalization, inside water supply, power and lighting, organically composted soil, Solex panel covering on roof

**Barn/storage** – 950 sqft Post and pole, wood floor, 4'x8' door plus personnel door, lots of windows, metal roof, 13' peak ceiling, 24' x 38', pallet rack shelving

7 acres fenced pasture, seasonal irrigation water for whole property at 90 psi/9 gals a minute



