

601 High Park Way

SPECIFICATIONS, FEATURES, UTILITY PROVIDERS

SPECIFICATIONS:

- Main level : Kitchen, Dining, Living, Pantry, ½ Bath, Laundry
- Lower level: Bonus Loft + Bedroom + ¾ Bath + Mechanical Room
- Upper level: 2 Bedrooms + Full Bath
- Updated appliance set
 - Samsung Electric Range with Air Fry
 - Amana French Door Refrigerator with Water Dispenser & Freezer Drawer
 - Samsung Dishwasher
 - Amana Over the Range Microwave
 - Disposal
- Maytag Commercial Grade Washer/Dryer and Cabinets/Countertops in Laundry Room
- 2 Car carport with Level 2 EV charger
- Storage Shed + Storage under decks
- Room for camper/boat/sled parking
- Finished and fully insulated standalone Studio with Heat + AC - storage/exercise/hobby/bunk room with 2 slider doors and deck adjacent to stock pool (heated and filtered)
- Double sided cedar privacy fence
- Started base for 10x20 foot garden beds at top of property
- UG irrigation in yard and separate drip irrigation to trees

INTERIOR UPDATES:

- Extensive kitchen remodel including butcher block countertops, new range, new dishwasher, painted cabinets, hardware, LED recessed lighting, subway tile backsplash, re-chargeable LED under cabinet lights
- Interior paint throughout and re-texturing some drywall
- Build-out for custom lofted space in 3rd bedroom for bed/play area
- Each bathroom underwent a floor to ceiling remodel with new tile in both showers, floors
- Custom front door
- Several windows replaced + sliding glass door out to deck

- Installed recessed warm LED lighting throughout entire house + sconces both interior and exterior
- Installed engineered hardwood floor upstairs and custom wooden staircase
- Installed custom handrails throughout interior and exterior
- Installed built-in walk in closet
- Installed vintage shiplap accent walls
- New GFA Furnace - 2023
- Two independent Mini-Splits in each bedroom upstairs for air conditioning and heat

EXTERIOR UPDATES:

- New carport and expanded driveway - space for a camper/boat/sled
- New 12x16 heated and cooled fully independent shed for storage/exercise/work bench
- New storage shed- great for bikes, paddleboards, gear
- New double sided cedar privacy fence
- Complete renovation of 3 levels of deck including built in hot tub
- New heated stock tank pool with filter
- New exterior paint
- \$20,000 in trees planted - mostly evergreens and custom landscaping
- Installed exterior deck lighting
- Extensive new drip and spray irrigation system
- Decks stained December 2025

HVAC & PLUMBING:

- Ruud Gas Forced Air Furnace (2 stage), 36,000 and 12,000 BTU Ductless Aire Mini Split Air Conditioning - (all new in 2023)
- Reliance 32,000 BTU Electric 50G Hot Water Heater
- UG irrigation for grass + drip irrigation in 4 zones to trees from spigot on a timer

UTILITIES:

- NW Energy - Gas & Electric
- City of Missoula Water & Sewer
- Spectrum High-Speed Internet
- Republic Services or Grizzly Disposal Streetside Garbage Service
- USPS/FedEx/UPS Mail Service