

LIVE.LAUGH.MONTANA REAL ESTATE GROUP

# 6518 S 12th Street

Huntley, Montana

## COMPREHENSIVE PROPERTY DETAIL DOCUMENT

**4 + Flex**  
Bedrooms

**3 Full**  
Bathrooms

**4-Car**  
Garage

**2001**  
Year Built

## PROPERTY SNAPSHOT

Type	Single-Family Residence with Walkout Lower Level
Address	6518 S 12th Street, Huntley, MT
Year Built	c. 2001   Single Owner Since 2002
Bedrooms	4 Bedrooms + Flex/Bonus Room (no window/closet)
Bathrooms	3 Full Baths
Garage	Oversized 4-Car — Insulated & Sheet-Rocked (Extended Addition)
Square Footage	3,456 Total   1,752 Main Floor / 1,704 Basement
Setting	Backs to Open Ground / Ravine near Golf Course — Big Views
Occupancy	Single owner home; sellers occupied since 2002
Interior Paint	Fresh paint throughout — all walls and trim newly painted

## INTERIOR — MAIN LEVEL

### Living Room

- Vaulted ceiling — pre-wired for ceiling fan
- LVP/laminate flooring (also carried into primary suite and one additional bedroom)
- Excellent natural light throughout

### Kitchen & Dining

- Quartz countertops installed approximately 2–3 years ago (kitchen + both main-level baths; extra slab used in lower bath)
- Oak cabinetry with updated black hardware throughout
- Electric range (newer) and refrigerator (newer); dishwasher brand new (just replaced)
- Reverse osmosis tap at kitchen sink (American Water; leased; serviced annually)
- Pantry included

- Tile flooring in kitchen, dining, hall, and baths
- Slider to front patio — convenient BBQ access
- Vaulted concrete 'vault' room beneath the front patio — six-sided, accessible from lower level; excellent secure storage

### Primary Suite

- Approximately 16' x 15'
- LVP/laminate flooring
- Balcony with views
- Walk-in closet plus full-length dual closets

### Primary Bath

- Tub and shower remodel completed in 2023 — updated shower and finishes.
- Obscured/pebbled windows that open.

### Bedroom 2 (Main Level)

- Approximately 12' x 12'
- Full closet
- Adjacent full bath — one-piece tub/shower, quartz countertop, tile floor

### Linen Storage

- No original linen closet — custom cabinet was built and remains (visually integrated)

## INTERIOR — LOWER LEVEL (WALKOUT)

### Rec / Entertainment Room

- Designed for gatherings — durable flooring layout
- Dry bar stays (bar, risers, and mini-fridge to remain per seller)
- Walkout to covered back patio

### Bedrooms 3 & 4

- Generous size with good closets
- Nice natural light toward the rear of the home

### Flex / Bonus Room

- No window or closet — ideal for home office, gym, homeschool, or craft space

### Full Bath (Lower Level)

- Matches main-level finishes — quartz countertop

### Workshop & Secure Storage

- Dedicated workshop room adjacent to garage wall — dust collector ties into garage
- Tile professionally cleaned, buffed, and polished in shop area
- Adjacent concrete vault room — concrete on all six sides (top, bottom, four walls) — ideal for valuables or safe storage

## SYSTEMS & UTILITIES

<b>Heating / Cooling</b>	Brand-new (2025) WaterFurnace geothermal system with ground loop — highly efficient; traditional AC also present (geothermal loop significantly reduces AC load)
<b>Water Treatment</b>	Water softener (American Water lease; annual service) + reverse osmosis at kitchen tap
<b>Water Heaters</b>	Two water heaters — new in 2024. The geothermal ground loop preheats water first, which then feeds into the main electric water heater. The second tank is part of this staged system. One is actively hooked to electricity; the other works in tandem through the geo loop — an efficient and unique setup.
<b>Faucets</b>	All new faucets throughout — replaced in 2021
<b>Utilities</b>	Electric only — Yellowstone Electric (no gas). Water: ~\$79/month through Pryor Creek Water Association.
<b>HOA</b>	None
<b>Garbage</b>	Sellers did not utilize a garbage service — Republic and Mackenzie are available in the area
<b>Lawn Care</b>	Meadowlark Mowing handles lawn care

<b>Security Cameras</b>	Exterior cameras at entries (remain with home)
<b>Garage</b>	Oversized 4-car; fully sheet-rocked and insulated; unheated; ample wall-mounted storage/shelving off floor
<b>Sprinklers</b>	Underground system fed from golf-course water supply — no lawn chemicals

## EXTERIOR, LOT & OUTBUILDINGS

### Siding, Roof & Exterior

- ~2022 hail event — full exterior refresh completed by Finishing Touch (contractor): new roof/shingles, siding, gutters, exterior doors, windows, and railings
- Windows were tinted at time of replacement

### Decks & Patios

- Upper deck extended an extra ~4' to allow walk-around; staircase to yard added approximately 10–12 years ago
- Lower covered patio off walkout
- Pre-planned hot tub pad/area — tile laid

### Drainage

- Multiple downspouts buried to daylight — front lines run to road; rear lines run down slope to back
- Installed pre-final grading; approximately 300–400 linear feet of underground pipe total

### Outbuilding / Shed

- 12' x 16' outbuilding — garage-style door (converted from original French door)
- Concrete floor, power, perimeter outlets, and overhead lighting
- Shed was reroofed and shingled at same time as house (Finishing Touch)
- Water station attached to shed — stays with property
- Monitor on the counter

### Yard & Services

- Meadowlark Mowing handles lawn care
- Green Magic service — fertilizer and perimeter pest control approximately 4x per year
- Underground sprinkler system fed from golf-course water supply — no lawn chemicals
- Ty Smith — window washer (service contact)

## SELLER-REPORTED IMPROVEMENTS TIMELINE

2025	New WaterFurnace geothermal system installed (ground loop)
Oct 2025	New washing machine installed
2024	Both water heaters replaced (new)
2023	Master bathroom tub and shower remodel completed
~2022	Full exterior refresh after hail event — roof, siding, gutters, exterior doors, windows (tinted), railings — by Finishing Touch
2021	All new faucets throughout; blinds installed by Blind Guy
~10–12 yrs ago	Upper deck staircase added; several windows replaced with operable units
~10 yrs ago	Garage deepened/extended ~16' — now approximately 42' deep bay (fits multiple vehicles + golf cart)
~2–3 yrs ago	Quartz countertops installed in kitchen and all baths; hardware updated to black; extra slab used for lower bath
Staggered	LVP/laminate flooring added in living room, primary suite, and one bedroom; tile in kitchen/dining/hall/baths
Pre-grading	Underground drainage system installed — ~300–400' of buried downspout lines to road and rear slope
Ongoing	RO system and water softener (American Water leased; serviced annually)
Recent	Full interior repaint — all walls and trim freshly painted throughout

## KNOWN CONDITIONS & DISCLOSURES (SELLER-PROVIDED)

*The following items have been disclosed by the sellers and are provided for informational purposes. Buyers should conduct their own due diligence.*

### Laundry Area

- Washer overflow caused a single flood event years ago (malfunctioning washer). Flooring shows minor wear; small chip noted on laundry floor.
- Washing machine is new — replaced October 2025.

### Septic System

- Septic tank present; filter cleaned periodically.
- System has not been pumped during 20+ years of ownership (2-person household).
- Paver field allows access for service without concrete demolition if needed.

### Interior Paint

- Fresh paint throughout the entire interior — all walls and all trim have been newly painted.

**Dishwasher**

- Brand new — just replaced.

**Linen Closet**

- No original linen closet. Custom cabinet added and to remain with the home.

**SELLER INCLUSIONS (AS STATED)**

<b>Dry Bar</b>	Bar unit, risers, and mini-fridge in lower level entertainment room
<b>Security Cameras</b>	Exterior cameras at entry points
<b>RO System</b>	Reverse osmosis tap (leased — American Water)
<b>Water Softener</b>	Leased unit (American Water; annual service)
<b>Washing Machine</b>	New — replaced October 2025
<b>Blinds</b>	Installed throughout by Blind Guy (2021)
<b>Water Station</b>	Attached to shed — stays with property
<b>Monitor</b>	On the counter — stays with property
<b>Linen Cabinet</b>	Custom built-in cabinet (replaces original linen closet)

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*All information per sellers. Buyer to verify all details independently.*