

# Secluded Pattee Canyon Home for Rent. Close to Campus! \$1750/mo

Best location in all of Missoula! Hike right from the back door and enjoy watching wildlife from the kitchen window! Our cozy 4 bed/ 2.5 bath home is only minutes from campus (a bike-able 3 miles), yet has the feel of secluded wilderness living. This home was built by my grandparents in 1955 and is situated on 40 beautiful wooded acres surrounded by public land (recently donated by our family to the City of Missoula). My wife and I recently bought the house from the family, but work commitments require our presence in Hawaii for the foreseeable future, so we're renting out the beloved homestead. We're looking for a responsible renter that will appreciate living in this unique natural setting and love it and care for it like we do! Due to certain aspects of its location/infrastructure (i.e. driveway conditions in the winter), living here is not for the faint of heart, but immensely peaceful and rewarding for those who do!

The House: 2200 sq.ft, single level. Huge living room with rock fireplace, separate dining room, kitchen, laundry room/half bath, master bedroom with attached full bath, heated two car garage, delicious well-water (no water bill), several major infrastructure upgrades (new propane furnace, water heater, good roof, new powerline), stays very cool in the summer. Owners (us) will maintain small separate basement studio/storage room as a place to lay our heads when visiting family in Missoula (rarely). Tenant will have the place to themselves 99% of the time.

## Renter Requirements:

Must appreciate 1950's ranch house décor! Must be very clean, conscientious, and understand how to keep a home in good shape. MUST have 4 wheel drive vehicles to navigate the ½ mile road in the winter (2wd will simply not make it up the road). Prefer no pets, but for the right person a dog could be ok. Being handy and outdoorsy is a plus.

You pay: Electricity, internet, winter road maintenance, lawn care (or DIY)

Included: Garbage service, water, One 2000 gal propane fill per lease period (sufficient to heat for one winter season). Any consumption beyond 2000 gallons is the responsibility of the tenant to pay.

**Offered fully/partially furnished. Available after September 8<sup>th</sup>. Contact Kevin at [kevin.obrien.mt@gmail.com](mailto:kevin.obrien.mt@gmail.com)**

