

\$619,000 - 215 S Spruce Street, Townsend

MLS® #30043970

\$619,000

7 Bedroom, 3.00 Bathroom, 4,387 sqft

Residential on 0.33 Acres

N/A, Townsend, MT

What an opportunity it would be to own this charmer on Spruce Street! SITTING ON 2 CITY LOTS, this 4,387+- sq foot home has so much to offer. Completely renovated, & finished in 2023, all the way down to the studs & floorboards. Currently it is being ran as 2 successful short-term rentals. The main & 2nd levels offer 6 bedrooms, 2 full baths (one with double vanities & sinks), a HUGE kitchen with open dining & living space & 2 separate laundry hookups. 1 being its own laundry room with a separate entrance. 2 larger bedrooms are on the main floor while 4 others are on the 2nd floor. This sleeps 14 comfortably.

The walkout basement consists of 1,233+- sq feet offering a larger 1 bed 1 bath apartment with a wonderful kitchen, a study area & plenty of room for storage with large closets. This sleeps 2 comfortably.

Each unit has its own electric meter & hot water heaters. The furnace runs through an outside heat pump which efficiently heats & cools each space reasonably. This Spruce Street Charmer has quite the story to tell. It was technically built in 1912 in Canton, where Canyon Ferry Reservoir now lies. It was one of the few homes saved & moved into Townsend. Being placed on 2 city lots gave the owner plenty of room to expand adding a walk-out basement, a larger kitchen & a full laundry room. If only the walls could speak! Can you imagine the stories it would tell?



Over the years this was a family home standing tall amongst the neighborhood. After changing ownership, the home was gutted clear down to the studs & floorboards. Many hours of hard work & craftsmanship went into renovating. Finding itself changing hands one last time as an unfinished home, the current Sellers put their love & vision to work finishing the renovations turning this home into 2 successful short-term rentals. This home is now a place of gathering for many who visit Townsend. Some as family reunions, bridal parties, graduation gatherings & meetings. Others visit Spruce Street to relax & soak up all Broadwater County has to offer.

This home sits on 2 city lots. With this said, the current owners were planning on building a "tiny home/cabin" on the South end of the back lot. This makes sense adding a T in the water line & hooking up the septic to the city line in the alley. The other option for this area is to add a garage. Plenty of room for either.

Parking is NOT a problem here! The local contractors worked hard landscaping adding concrete for parking & larger sidewalks for class & cleanliness. Parking is also offered on the street front & in the back ally area. The landscaping is done in a low maintenance manner. Why mow a huge lawn when you can landscape with gorgeous rock, bark & trees? The back portion of the lot has a smaller manageable yard.

This home's renovations were finished in the fall of 2023. Except for the septic line, which was totally replaced from the house all the way to the city tie-in during the 2024 summer. This Charmer on Spruce Street offers options. What a beautiful home it would be to live in while renting out the lower-level apartment. Or live in the apartment while running a

successful 6-bedroom short term rental. Or.....
keep this as an income property while adding
a tiny home onto the back lot. Choices here.

This home shines pride in ownership & is
dearly loved by the current owners, who are
only selling due to another opportunity ahead.

We recommend viewing this home sooner
than later! It truly is a must see.

Built in 1912

Essential Information

MLS® #	30043970
Price	\$619,000
Bedrooms	7
Bathrooms	3.00
Full Baths	3
Square Footage	4,387
Acres	0.33
Year Built	1912
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch, Victorian
Status	Active

Community Information

Address	215 S Spruce Street
Subdivision	N/A
City	Townsend
County	Broadwater
State	MT
Zip Code	59644

Amenities

Parking	Additional Parking, Alley Access, Boat, On Street, See Remarks
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Interior

Appliances	Dishwasher, Microwave, Range, Refrigerator
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Cooling	Central Air
# of Stories	1
Stories	Two, One
Has Basement	Yes
Basement	Finished, Walk-Out Access

Exterior

Exterior Features	Rain Gutters, See Remarks
Foundation	Poured

Additional Information

Date Listed	March 23rd, 2025
Days on Market	214