

# \$744,900 - 100 Simons Drive, Missoula

MLS® #30053278

**\$744,900**

3 Bedroom, 3.00 Bathroom, 2,062 sqft

Residential on 0.24 Acres

High Park, Missoula, MT

Serenity Meets Style in the Heart of Missoula's Farviews/Pattee Canyon Neighborhood. Welcome to 100 Simons Drive - a beautifully maintained hillside retreat nestled in one of Missoula's sought-after neighborhoods. Located off High Park Way, this 3-bedroom, 3-bath home offers approximately 2,100 sq ft of thoughtfully designed living space that is surrounded by lush landscaping and tranquil outdoor settings. Classic red brick steps and stately white pillars frame the double-door entry, setting the tone for the elegance found within. Inside, a split-level layout offers both function and comfort. On the main level, you'll find rich hardwood floors flowing throughout the kitchen, dining, living room, and hallway along with tile flooring in all three bathrooms. The spacious living room features vaulted ceiling with wood beam, mountain views, and a newly installed Mendota gas fireplace with custom mantle - a perfect spot to unwind. The kitchen has been tastefully updated with granite countertops, granite backsplash, stainless steel appliances, and a deep basin sink. French doors in the dining room lead to a covered stone brick patio with skylights, creating an ideal indoor-outdoor living experience. All three bedrooms are located on the main level, including a generous primary suite with a walk-in tiled shower. New mini-splits have been installed and provide efficient heating and cooling, with units in both the primary suite and dining area. Downstairs,



the lower level offers flexibility with a cozy family room (currently used as a bedroom) with gas fireplace, a dedicated laundry room with sink, a bonus room perfect for a home office or craft space, and a stunning 3/4 bath featuring your very own private steam shower. Access to the attached two-car garage is also conveniently located here. Step outside to your private backyard oasis – a large, tree shaded, two-tiered deck with built-in seating, and a stone path (with railing) leading to a stone landing beside a gentle mountain stream. Surrounded by mature trees and high fencing, this peaceful, park-like setting is perfect for entertaining, gardening, or simply relaxing in nature. There’s even room for pets and play in the shaded, fenced in backyard. An underground sprinkler system runs throughout the yard, making lawn care easy and efficient. The home also has an ADT security system (not currently used). This home combines luxury, comfort, and functionality, all within the picturesque and desirable Farviews/Pattee Canyon neighborhood.

Built in 1977

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | 30053278                |
| Price          | \$744,900               |
| Bedrooms       | 3                       |
| Bathrooms      | 3.00                    |
| Square Footage | 2,062                   |
| Acres          | 0.24                    |
| Year Built     | 1977                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Split Level             |
| Status         | Active                  |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 100 Simons Drive |
| Subdivision | High Park        |
| City        | Missoula         |
| County      | Missoula         |
| State       | MT               |
| Zip Code    | 59803            |

### **Amenities**

|              |                                                                                              |
|--------------|----------------------------------------------------------------------------------------------|
| Utilities    | Electricity Connected, Natural Gas Connected, High Speed Internet Available, Phone Available |
| Features     | Curbs, Street Lights                                                                         |
| Parking      | Garage, Garage Door Opener, On Street                                                        |
| # of Garages | 2                                                                                            |
| Garages      | Attached                                                                                     |
| View         | Mountain(s), Residential                                                                     |

### **Interior**

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Fireplace, Main Level Primary, Vaulted Ceiling(s)                   |
| Appliances        | Dryer, Dishwasher, Disposal, Microwave, Range, Refrigerator, Washer |
| Heating           | Baseboard, Ductless, Electric                                       |
| Cooling           | Ductless                                                            |
| Fireplace         | Yes                                                                 |
| # of Fireplaces   | 2                                                                   |
| Stories           | Multi/Split                                                         |
| Has Basement      | Yes                                                                 |
| Basement          | Finished                                                            |

### **Exterior**

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Rain Gutters, Storage, See Remarks |
| Roof              | Composition                        |
| Foundation        | Poured                             |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 105             |
| Zoning         | Residential     |