

\$775,000 - 7 Brookside, Missoula

MLS® #30057002

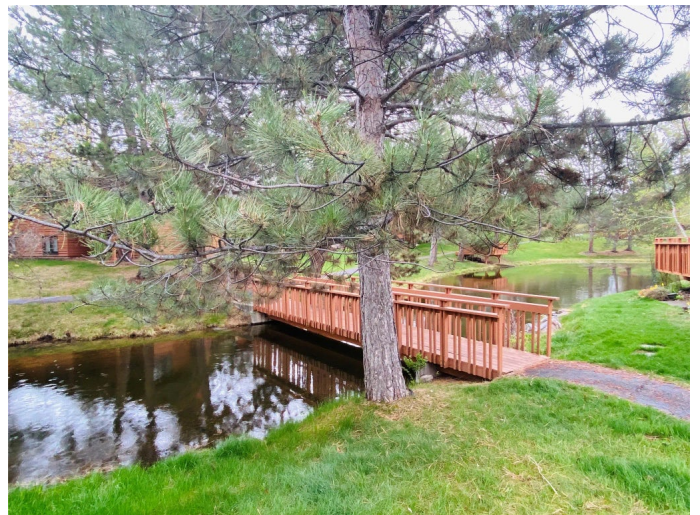
\$775,000

4 Bedroom, 3.00 Bathroom, 3,632 sqft

Residential on 0.09 Acres

Brookside Estates, Missoula, MT

Welcome to Missoula's Premier Brookside on the Rattlesnake Creek Town House Community.. This is an exceptional Value on this One of a Kind 4-bedroom, 2.5-bath luxurious Townhouse with large finished 2 car garage offers easy, low-maintenance main-floor living in a highly desirable location. Built in 2003 by Mostad Construction, this quality home spans 3,632 SF and has been meticulously cared for by its original owner. Located on a premium, level, established, quite, private end of the cul-de-sac lot, this townhouse is nestled in the heart of Missoula's prestigious Rattlesnake Valley, surrounded by parks, creeks, and trailheads. From the moment you enter, the pride of ownership is evident. The open spacious floor plan features beautiful wood finishes, tiles, and solid surface countertops throughout. The main level includes a gourmet kitchen with ample cabinetry, matching appliances, and a large center island bar. The adjoining breakfast nook offers a scenic view of the private rear yard. The expansive great room is perfect for entertaining, with a gas fireplace and built-in entertainment center with ceiling speakers. Full glass patio door opens to the private ample rear deck, which is shaded in the afternoon for added comfort. In addition to the great room, the main floor also offers a formal dining and living area with a decorative archway, recessed ceiling, and a chandelier. A roomy office, with built-in desk and cabinetry, is conveniently located off the entry foyer (4th



bedroom). The main floor also includes a central half bath, and cabineted laundry room with ample storage and a large utility sink with the washer and dryer included. Offering direct access to the oversized insulated finished 2 car garage with shop and storage alcove. The private primary suite is a luxurious retreat, featuring a recessed ceiling, large picture windows, and a spacious walk-in closet. The ensuite tiled bathroom offers an elongated two sink vanity, a makeup desk, a walk-in shower, and a tile-surrounded corner soaking tub. The fully finished lower level provides more quality living space, with a huge open family room that includes an additional gas fireplace and ample room for gaming, crafts, or a home theater area. There are two generously sized legal bedrooms both with egress windows and double-door closets, as well as a full well appointed bathroom with a tub-shower combination. Additional storage space is available in a large mechanical room and a shelved storage area at the base of the stairs. The home's HOA maintained and insured immaculate cedar-sided exterior and the surrounding established, mature scenic common areas with creeks and ponds are all maintained through the Brookside homeowner's association, with a monthly fee of \$550 per month that covers all this exterior maintenance as well as exterior insurance needs on each individual Town House. Which will save potential Buyers approx. \$200-\$250.00 per month on their Home Owners Insurance Policy..

Built in 2003

Essential Information

MLS® #	30057002
Price	\$775,000
Bedrooms	4

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,632
Acres	0.09
Year Built	2003
Type	Residential
Sub-Type	Townhouse
Style	Ranch
Status	Active

Community Information

Address	7 Brookside
Subdivision	Brookside Estates
City	Missoula
County	Missoula
State	MT
Zip Code	59802

Amenities

Amenities	Landscaping, Management, Pond Seasonal, Park, Stream Seasonal, Snow Removal, Trail(s)
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, High Speed Internet Available, Phone Available, Separate Meters, Underground Utilities
Features	Curbs, Sidewalks
Parking	Garage, Garage Door Opener, On Street
# of Garages	2
Garages	Attached
View	Mountain(s), Residential, Trees/Woods

Interior

Interior Features	Fireplace, Main Level Primary, Open Floorplan, Walk-In Closet(s)
Appliances	Dryer, Dishwasher, Disposal, Microwave, Range, Refrigerator, Trash Compactor, Washer
Heating	Forced Air, Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2

# of Stories	1
Stories	Two, One
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior Features	Courtyard, Rain Gutters
Lot Description	50' x 80' x 50' x 80'
Roof	Asphalt, Composition
Construction	Cedar, Wood Frame
Foundation	Poured

School Information

District	District No. 1
----------	----------------

Additional Information

Date Listed	September 9th, 2025
Days on Market	35
Zoning	Residential
HOA Fees	550
HOA Fees Freq.	Monthly