

 Single Family Listing Sheet	Listing Agent 1	Vinda Milless
	Listing Agent 2	
	Listing Agent 3	
TYPE, STATUS, & PRICING		
Property Type	Residential	
Sale/Rental?	Sale / Rent / Auction Sale	
Listing Price	\$825,000	
LOCATION		
State	Montana	
County	United States	
Street Info:	Street # 344	Street Name Harold Lane
Unit #		
Display Address		
City	Corvallis	
Zip Code	Note: This is the mailing address city of the property.	
Hamlet	59828	
Township		
School District	Corvallis Schoold District #1	
Neighborhood		
Zone		
Property Class		
Tax/Parcel ID		
LISTING INFORMATION		
Listing Type		
Listing Date (mm/dd/yyyy)		
Expiration Date (mm/dd/yyyy)		
LISTING VISIBILITY		
Listing Syndication	ListHub (60+ Sites)	Realtor.com
	Zillow	Trulia
	Homes.com	HomeFinder.com
	International	Juwai
	IDX	
SHOWING INFORMATION		
Showing Instructions		
Showing Sign Posted?		
Additional Showing Sign Notes		
Showing Key Combo		
Showing Key Location		
Showing Alarm Code		
Showing Alarm Location		
Showing Phone # on Prem		
COMMISSION INFORMATION		
Total Commission	You must enter at least one of the commission fields below	
Broker's Agent Commission		
Buyer's Agent Commission		
Sub Agent's Commission		
Bonus Amount		
OWNER INFORMATION		
Owner Name 1	Charles William Gifford Jr.	
Owner Name 2	Diana Lynn Gifford	
Company		
Address 1	344 Harold Lane	
Address 2		
City	Corvallis	
State	Montana	
Postal Code	59828	
Country	USA	
Primary Phone	406-961-3989	
Business Phone	406-802-7200	
International Phone		
Alternate Phone	406-360-9227	
Fax		
Mobile Phone 1		
Mobile Phone 2		
Email	screamindemonz@yahoo.com (Primary) Diana.gifford@mt.gov (if printing needed)	
Owner Notes		
TYPE OF SALE		
Type of Sale	Typical	Bank Owned
	Foreclosure	Pre-Foreclosure
	Short Sale	Relocating
	Willing to Hold Paper	Estate
	Handyman	1031 Exchange

BASIC INFORMATION		
Date Available (mm/dd/yyyy)	March 2026	
Residential Style	Single-Story Ranch	
Year Built	2001	
Renovation Year (yyyy)	2013	
Renovation Comments	Primary suite added, Rec rm created, oversize 2 car garage added, attic & crawl space insulation added	
Lot Size	ACRES 1.29 or SQ.FT	
Total # Bedrooms	3	
# Full Bathrooms (above ground)	1	
# Half Bathrooms (above ground) 3/4 bath	2	
# Stories	1	
Total Finished Above	Sq.Ft. 2772	
INTERIOR FEATURES		
Furnished?	Yes / (NO)	
# Rooms		
Rooms	Entry Foyer ✓	Living Room ✓
	Dining Room ✓	Family Room ✓
	Formal Room	Den/Office
	Study	Master Bedroom ✓
	en Suite Bathroom ✓ All 3 bdrms have attached bath	Walk-in Closet ✓ x2 his/her in primary bdrm
	Media Room	Bonus Room
	Great Room	Gym
	Library	Kitchen ✓
	Breakfast ✓ Breakfast bar/penninsula	Laundry ✓ Located in bathroom
	Loft	Art Studio ✓ (part of rec room)
	Private Guestroom	First Floor Master ✓
	First Floor Bathroom ✓ x3, all on main floor	Pantry- Large walk in ✓
	Kitchen Type	Open / Galley / Eat-in / Pass-Through / Pullman / Separate (counter overhang for eating)
	Kitchen Countertop Surface	Granite / Laminate / Marble / Tile / Stainless Steele / Wood / Other:
Appliances	Dbk wall ovens (1 convection & 1 std) --> + Induction 5 spot cooktop	Oven/Range ✓
		Refrigerator ✓
		Dishwasher ✓
		Microwave ✓
		Garbage Disposal
	Washer ✓	
	Dryer ✓	Stainless Steel
Flooring Type	1/4 sawn white oak -->	Hardwood ✓ Living, dining, 1 bedroom & RecRm stoop
		Carpet ✓ Rec room, primary & 1 bedroom
		Vinyl ✓ kitchen & pantry
		Linoleum
		Laminate
	Ceramic Tile ✓ 3 bathrooms	
	Marble	Granite
	Stone	
Heat Type		Baseboard
		Hot Water
		Forced Air ✓
		Geo-Thermal
		Heat Pump
	Hydro Forced Air	
	Radiant	Steam Radiators
	No Heat	Efficiency Wood Stove ✓
# Heat/AC Zones		
Heat Fuel		Coal
		Electric
		Kerosene
		Natural Gas
		Gas
	Oil	
	Propane ✓	Solar power provides house electricity ✓
	Wood ✓	
# Fireplaces		
Stove Type	Pellet Stove / Wood Stove / Propane Stove	
Natural Gas Available?	Yes / No	
Central AC?	Yes / No	
Wall/Window AC?	Yes / No	
Central AC Hardwired smoke detectors	Yes / No ✓	
Basement / Foundation	Full / Partial / Crawl Slab 4- 5+ ft tall, walkable, insulated, moisture barrier, lighting	
Basement Area (Sq. Ft.)		
Basement Beds		
Basement Baths		
Basement Features	Unfinished	Finished
	Partly Finished	Garage Access
	Walk Out	Bilco Doors
	No Access	Kitchen

EXTERIOR FEATURES

Construction Type	Stick built	
Water Source	Private well	
Sewer Type	Septic	
Garage Type	2+ car Attached, finished + one detached, unfinished	
# Garage Spaces	3	
Subdivision		
Handicap Features?	Yes / No	
New Construction?	Yes / No	
Near Bus?	Yes/ No School bus stop at corner of Harold Ln & Eastside	
Near Train?	Yes / No	
log siding on main house, cedar board & baton on attached garage & en suite	Brick	Vinyl
	Wood Main house & garage, sm barn & garden shed	T1-11
Siding Type	Aluminum	Cement Board
	Asbestos	Hardi-Board detached garage/workshop
	Stucco	Masonry
	Stone	Log
	Cedar Clapboard	Cedar Shake
	Asphalt Shingles (New install 3/2025)	Slate
Roof Surface Type	Tile	Cedar
	Metal	Rubber
	Tar	Flat
Pool	Yes/No	
Pool	In Ground	Above Ground
	Gunite	Vinyl
	Heated	Infinity
	Solar	Salt Water
	Spa	Sauna
	Child Proof Fencing	
Pool Size		
Exterior Amenities	Deck	Patio Slate stone with firepit
	Fence Cross fenced for livestock and gates	Open Porch
	Screened Porch	Enclosed Porch
	Covered Porch Front & Back	Outdoor Shower
	Sprinkler System Front, back & garden boxes	Room for Pool
	Golf	Tennis
	Cul de Sac	Driveway Compacted crushed asphalt
	Corner	Equestrian
	Survey	Trees
	Utilities	Permits
Tennis Court Surface		
Outbuilding	Barn See stable	Cabana
	Guest House	Pool House
	Riding Ring	Stable One stall with storage area
	Studio	Workshop
	Office	Carport
	Gym	Outbuilding Using as garden shed but was chk coop
Waterfront	Yes / No	
Waterfront Type	Stream	Pond
	Kill	Creek
	Lake	Bay
	River	Ocean
	Harbor	Sound
	Inlet	Canal
	Access	Beach Rights
	Dock Rights	Dock
	Deep Water Dock	
Body of Water Name		
Water Frontage		
Dock Depth		
View	Street	Water
	Pond	Lake
	Ocean	Bay
	Creek	Inlet
	Canal	Mountain Bitterroot & Sapphire Mountains
	Private	Scenic
	City	Stream
	Sound	River
	Wooded	Harbor
	Park	

COMMUNITY/BUILDING FEATURES		
Building Style		
Building Features	Laundry in Building	Gym
	Rec Room	Pool
	Tennis Court	Attended Lobby
	Pets Allowed	Smoking Allowed
	Parking Garage	Elevator
	Rooftop Access	Screening Room
	Basement Access	Storage Available
	Bike Storage	Pre War Building
	Post War Building	Concierge
	Golf	Security
	Gated	Clubhouse
	Unit Features	Corner Unit
Terrace		Garden
Central Vac		Fire Escape
Intercom		Laundry in Unit
Ground Floor		
Is HOA?	Yes / <input checked="" type="radio"/> NO	
Monthly Fee	\$	
HOA Name		
HOA Contact Phone #		
HOA Development Name		
Tax & Fee Information		
School Tax	\$1265.63	
Town / County Tax	\$695.71	
City Tax	N/A	
Village Tax, Other	\$407.45	
Exemptions Included?	Yes / No	
Tax Year	2025-26	
Tax Total	\$2368.79	