

## Riverwalk Estates

Missoula, Montana

5/22/2017



Riverwalk Estates is a planned development of 46 single family homesites located along a tributary of the Clark Fork River in Missoula, Montana. The homesites offer excellent views and close proximity to recreation and wildlife. Riverwalk Estates is conveniently located within fifteen minutes of downtown Missoula and the University of Montana.

Because the lots, ranging in size from 9,400 sqft to 26,700 sqft, are larger than many currently offered today, the ability to enjoy larger side, front and back yards has been created. Buyers are free to design their own homes and bring builders of their choice subject to the approval of the Architectural Control Committee. All required services including sewer, power, paved roads and a community water system are in place.

Perhaps the most unique feature of Riverwalk Estates is the 32.3 acres of common space that will be owned by the homeowners as open space for the enjoyment of all lot owners. This will include a 22.7 acre common area that runs down to a tributary of the Clark Fork River - the Riverwalk!

### Available Lots

### Price

### Size



- |                   |                         |
|-------------------|-------------------------|
| • 17 ... \$64,900 | • 17 ... 11,656 Sq. Ft. |
| • 29 ... \$79,900 | • 29 ... 14,945 Sq. Ft. |
| • 30 ... \$94,900 | • 30 ... 12,931 Sq. Ft. |
| • D1 ... \$74,900 | • D1 ... 20,019 Sq. Ft. |
| • D4 ... \$94,900 | • D4 ... 20,031 Sq. Ft. |
| • D5 ... \$99,900 | • D5 ... 26,729 Sq. Ft. |
| • D11 .. \$69,900 | • D11 .. 20,044 Sq. Ft. |
| • D12 .. \$69,900 | • D12 .. 23,074 Sq. Ft. |