

# Montana Dream Property

## Craftsman Style Home With Private Stream on 40 Scenic Acres

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*Private Stream on Property*

This spectacular Western Montana property sits at the base of the Bitterroot Mountains with commanding views of the Bitterroot valley and surrounding mountains

The property includes an original Craftsman style home, 40 scenic treed acres and over ¼ mile of a private trout stream.

The property provides the unsurpassed beauty of Western Montana while offering all the conveniences and cultural activities of nearby Hamilton and Missoula.

This is a rare opportunity to own your own private Montana fishing stream and private wildlife sanctuary. Twenty inch rainbow trout can be caught in the private stream, and osprey and bald eagles can be viewed from the comforts of the home.

Valuable water rights, fenced, productive, lush irrigated hay meadows make this the perfect recreational ranch, horse property, or authentic Montana home.



*Craftsman Style Home*

County approved septic sites and treed streamside building sites give the property huge development and conservation easement value.

The surrounding Bitterroot Valley area is an outdoor enthusiasts' dream. Fly-fishing on the legendary Bitterroot River is one mile away. Hiking in the Bitterroot National Forest and Selway Wilderness Area is three miles away. Golf at the Tom Fazio designed course at the Stock Farm is minutes away. Snow skiing is less than an hour away.

*The chance to own such a highly desirable 40 scenic acres in the mountain setting of Western Montana with an original restored Craftsman home and your own private fishing stream close to Hamilton and Missoula comes along only once in a lifetime.*



*View of Bitterroot Mountains from the property*



*Deer on Property*

# Craftsman Style Home

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The original Craftsman style home was completely updated and restored. During the \$350,000 restoration, the original wood floors, windows, doors and wood trim were meticulously restored to their original grandeur.



Craftsman Style Home

The Craftsman style home was recently upgraded with all new electrical and plumbing.

Energy saving measures such as batting and blown insulation, Rinnai on demand water heaters and Levelor window treatments were added.



Craftsman Style Windows

Two high efficiency gas furnaces and central air conditioning keep the house warm in the winter and cool in the summer.

Refinished bathrooms include all new fixtures, cabinetry and countertops complete with two claw foot style tubs and slate lined shower.

A spacious, sunny kitchen with Corian countertops, cherry cabinets, and new appliances was created complete with scenic mountain views looking out of an enormous bay window.



Views of Bitterroot Mtns. from Porch

Covered porches surround the house on three sides inviting you to relax in the shaded area and enjoy the panoramic views of the valley and the surrounding mountains.



*Deer on Property*

A west facing second floor enclosed porch provides breathtaking views of the sunrise coming up over the Sapphire Mountains and the Bitterroot valley below.

The home's layout and design is very functional with an easy flow between the large rooms.

Each room in the home features high ceilings and oversized Craftsman style windows providing abundant natural sunlight and breathtaking views of the surrounding scenery.

A garden level basement with exposed rock walls provides a constant cool temperature for an exercise room and wine cellar.

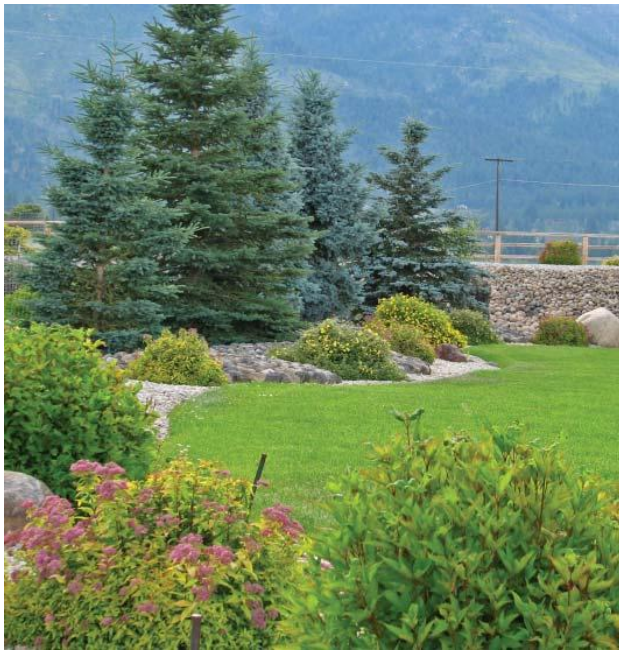
The property comes with a second building that has been upgraded with a new roof, siding, drywall, electricity and a reinforced floor. This building could be easily converted into a guest home, office or large work space.



*Home with Bitterroot Mountains in Background*



*View of Mill Creek Canyon with Home in Foreground*



*Landscaping*



Extensive professional landscaping surrounding the home adds to the beauty of the natural surroundings and gives an element of privacy.

Natural rock found on the property, mature trees and bushes rim a manicured lawn surrounding the home.

A private well located on the property provides unlimited free water via for the landscaping using a fully automated sprinkler and drip system.