

CORDER

AND ASSOCIATES, LLC



Magical Mountain View Log Home
17 Mountain View Road, Trout Creek, MT 59874

Offered at \$780,000

Presented Exclusively by
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EXCLUSIVE PARTNER OF
LANDLEADER.



Property Information

Lot Size: 20 deeded acres

Taxes: \$2,631.09 (2021)

Legal: S32, T25 N, R31 W, PLAT G E2SWSW20 AC

Bed/Bath: 2 bed/1 bath

Year Built: 1994; Added on in 2007

Square Footage: 2,619

HVAC: Gas forced air; Cadets and in floor heat in bathroom; Fireplace

Water: Well @ 20 GPM; Shared

Appliances: Range, refrigerator, dishwasher, stainless shelving in kitchen

Garage: Oversized 1 car garage

Special Enhancements/Extras: Authentic log home; New furnace; Luxurious soaking tub; Large master bedroom; Paved driveway; Horse barn

Fencing: Wood

Outbuildings: Shed; Barn

Elevation: 2,500 ft.

Hunting District: 121



Experience the home



The information is provided by outside sources and deemed reliable but not guaranteed by the brokerage firm, its agents or representatives. Buyers and their agents are encouraged to conduct due diligence, and verify to their satisfaction, the information contained herein regarding property.



Executive Summary

Drive up a paved driveway to this luxurious log home in Trout Creek, Montana! Designed and built beautifully, this home features an open floor plan, 2-bedrooms, and one full bathroom with a deluxe soaking tub. A loft space enhances the cabin's extravagance. Sink into a comfy, oversized chair in front of the grand fireplace to cozy up with a book. The kitchen highlights a commercial-grade stove and large center island. The yellow pine hardwood floor encompasses the comfortable home. There is a detached oversized 1 car garage and a horse barn. While taking in the majestic mountain views, enjoy riding in serene tranquility or roam the Forest Service trails. Three miles from the property is the boat launch and Trout Creek. This home brings the wooded forest concept and blends it with craftsmanship and premium fixtures to accommodate comfortably!



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Local Area

Trout Creek, Montana generally brings one thing to mind when mentioned to locals: huckleberries! Officially the Huckleberry Capital of Montana, Trout Creek hosts an annual festival to honor these tasty delights. This picturesque town has much to offer with friendly people ready to host people that travel from all over to take advantage of camping, hiking, fishing, hunting, horseback riding, or wildlife viewing in the Cabinet Mountains Wilderness. This protected area is untamed and wolverine, deer, elk, moose, grizzly and black bear, mountain goats, and bighorn sheep can all be seen in their natural and stunning habitats. Anglers and fishermen travel here to fish the waters of the Cabinet Gorge and Noxon reservoirs that contain Northern Pike, Smallmouth and Largemouth Bass, and perch. Whatever you crave as an exciting outing, Trout Creek is sure to provide the very best!



Area Attractions

The Clark Fork River

The Clark Fork River is one of the longest rivers in Montana meandering more than 280 miles paralleling I-90. There are many access points, and its diverse terrain makes certain that no two trips down its waters are the same. It originates in the Silver Bow Mountains with many tributaries contributing to its reputation as one of the most popular destinations for fly fishing in the United States. The river offers recreation such as floating, rafting, kayaking, river surfing in addition to its epic fishing. The best fishing waters are found between the origin and the confluence with the Flathead River near the Paradise-Plains area. Fish caught in these waters range in size, but some can be from 14-20 inches. Northern Pike can be 40 inches or more! Species thriving here include the Clark Fork native Westslope Cutthroat and world-class brown and rainbow trout as well as smallmouth bass.

Hunting

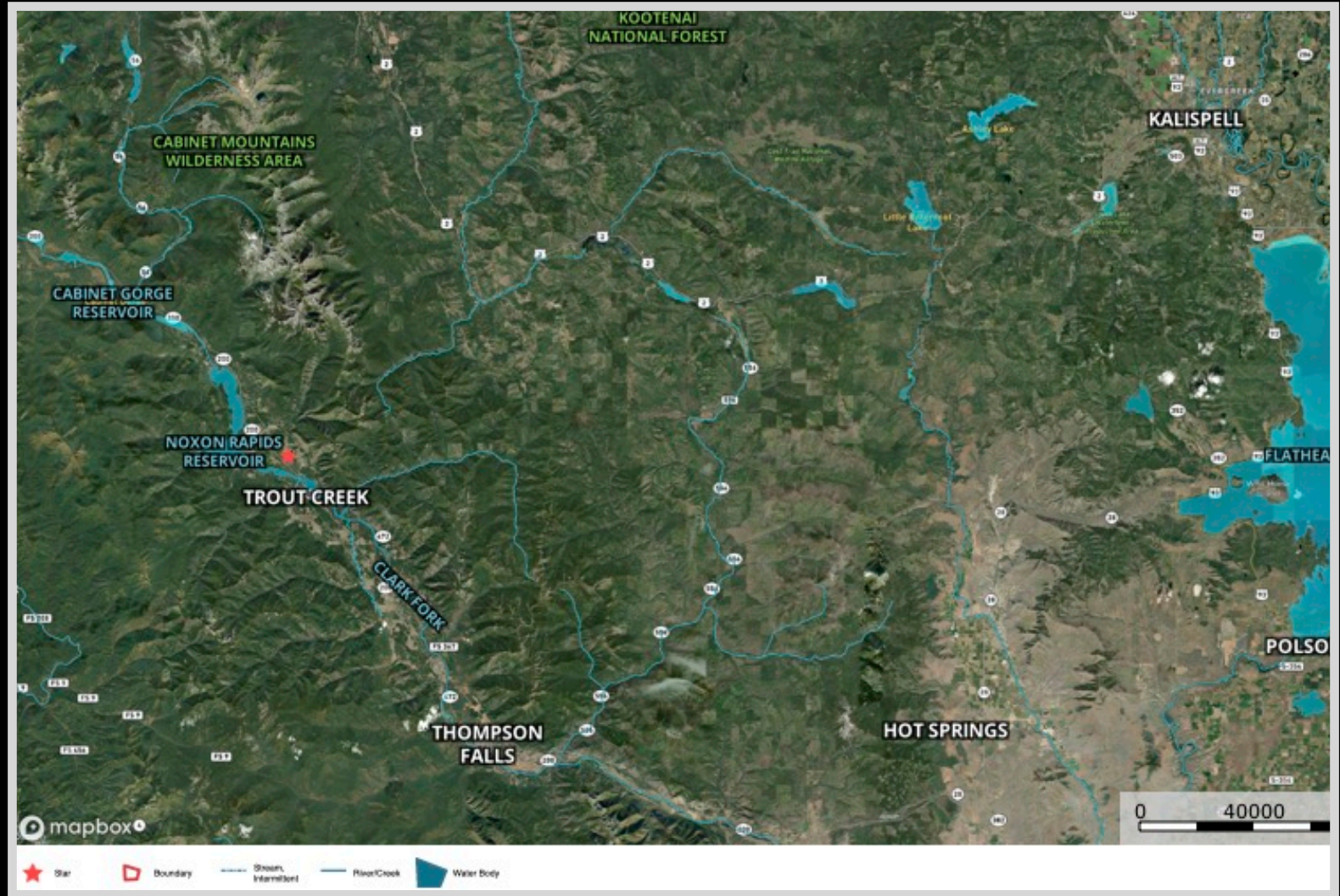
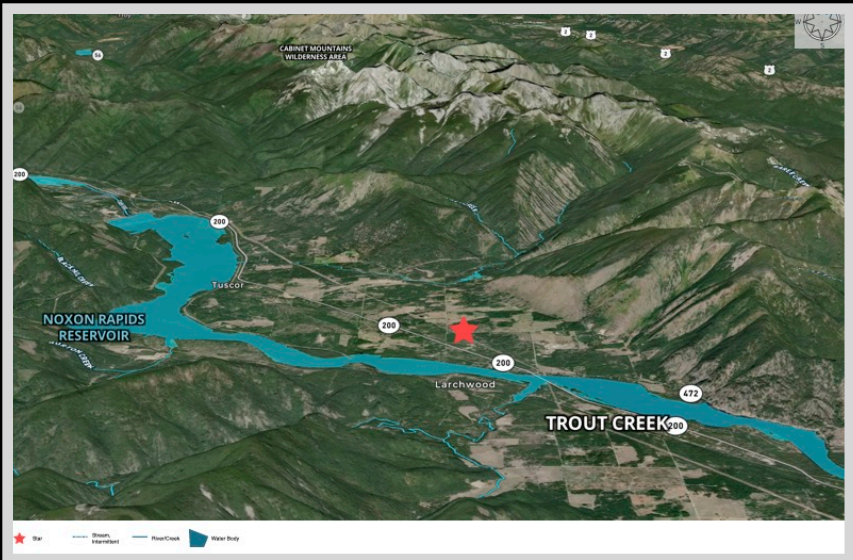
Where the game is as big as the sky, Montana offers hunting as no other state can. This area has a spectacular bighorn sheep population. Whether it is a bow or rifle that you are aiming with, big game ranges from moose, mountain goats, and elk to white-tailed and mule deer. There are also wild turkeys, mountain lions, and bears.

Noxon Reservoir

This serene reservoir is 7848 acres in size and is formed from the Clark Fork River. Anglers most often fish this body of water for its high bass content, but you can also find Black Bullhead, Lake Trout, Largemouth Bass, Northern Pike, Rainbow Trout, Smallmouth Bass, Walleye, Yellow Bullhead, Yellow Perch, and Pumpkinseed. Several accesses are placed around the reservoir and visitors can boat, swim, tube, or just enjoy the sunshine on the shore!



Property Maps



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