

# CORDER

AND ASSOCIATES, LLC



## *Captivating Clark Fork River Retreat*

*68 E. Steamboat Way, Thompson Falls, MT 59873*

*Offered at \$718,000*

*Presented Exclusively by*

**Lisa Hampton, REALTOR®**

406-827-1111 office

406-396-2527 cell

[Lisa@CorderLand.com](mailto:Lisa@CorderLand.com)



## *Property Information*

**Lot Size:** 0.99 acres

**Taxes:** \$2,900.34 (2022)

**Legal:** LOT 33 OF SALISH SHORES II, .9905+-  
ACRES LOCATE IN S22/T21N/R29W. ACCORDING  
TO SANDERS COUNTY RECORDS

**Bed/Bath:** 3 Bed/2 Bath

**Year Built:** 2001

**Square Footage:** 1,955

**HVAC:** Electric heat pump; Central air conditioning

**Water/Sewer:** Community water/Septic

**Appliances:** Stove, range, refrigerator, trash  
compactor, dishwasher, washer & dryer

**Personal Property:** Water softener, dock

**Special Enhancements/Extras:** Asphalt driveway;  
Retractable awning; Shared, community boat  
launch; Fireplace

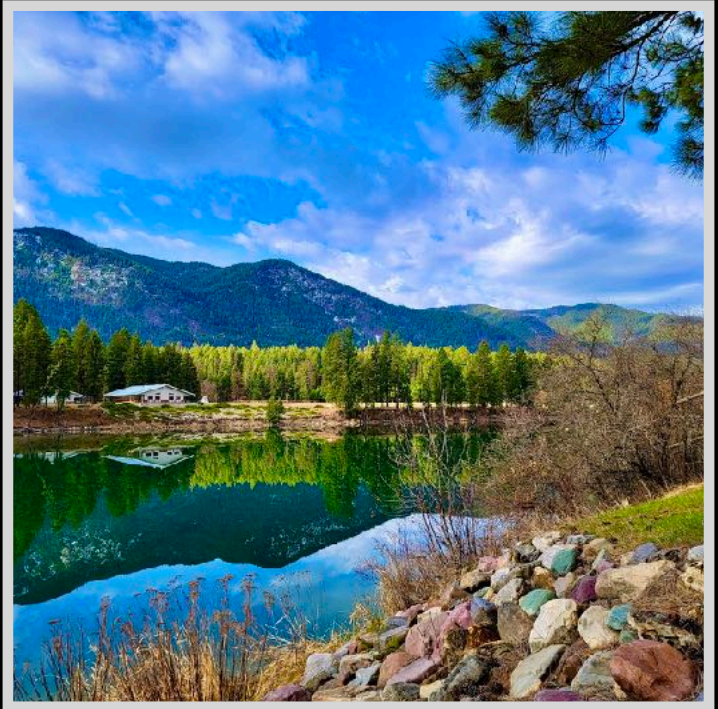
**Garage:** Attached 4 car

**Outbuildings:** 30' x 40' shop

**Covenants/HOAs:** Yes; \$125/yr. for road

**Elevation:** 2,500 ft

**Hunting District:** 121



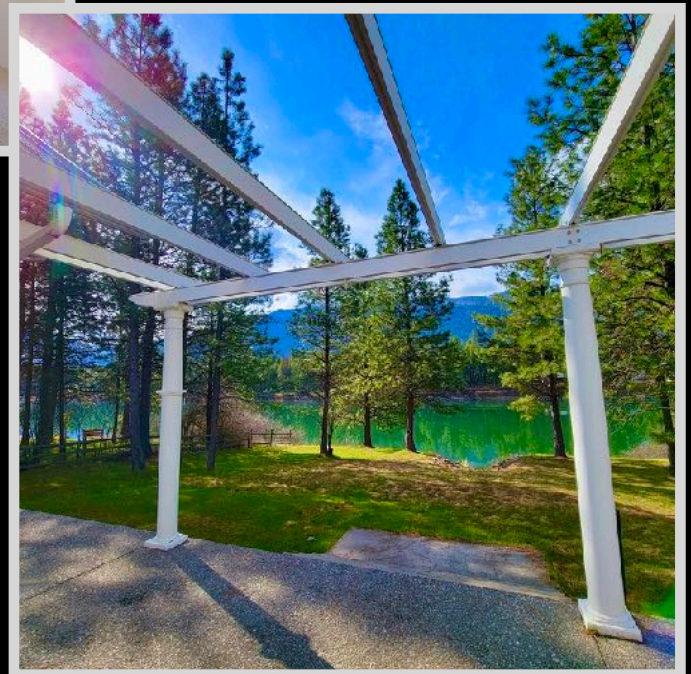
*Experience this property virtually!*



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

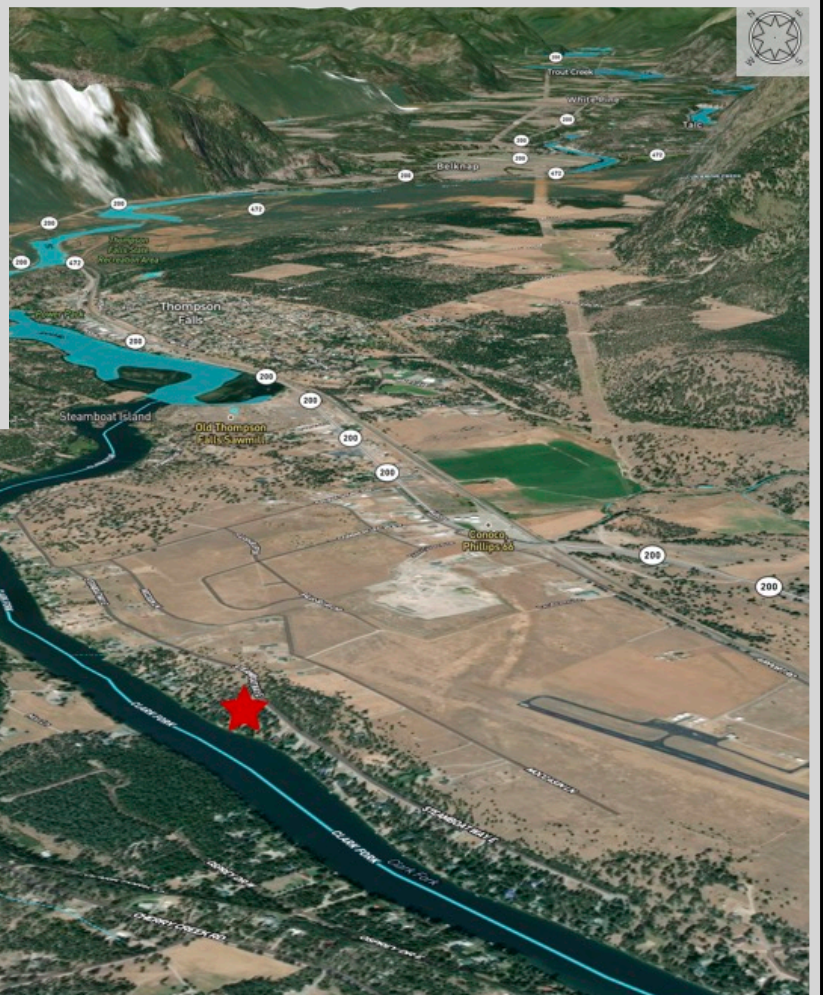
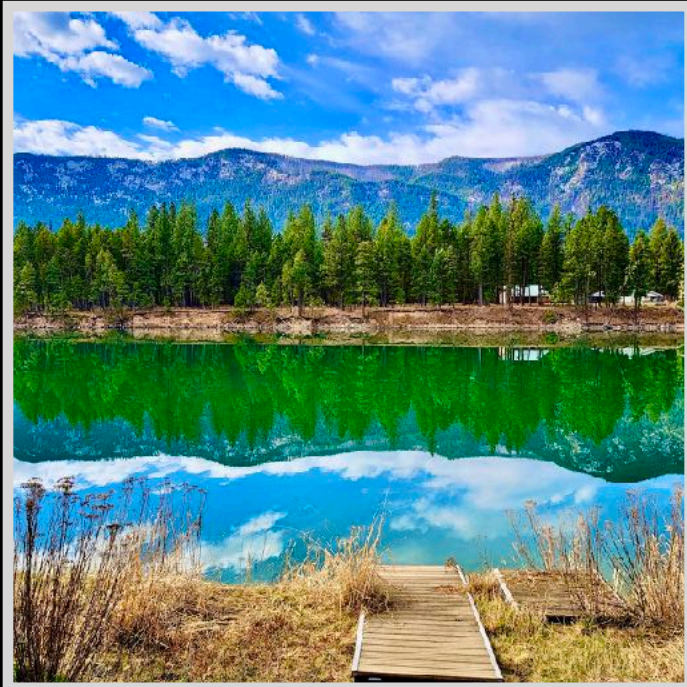
The Clark Fork River captures the picturesque scene and reflects the vivid mountains like a mirror, with blues and greens popping against the white, puffy clouds. Like a picture on a postcard, the property is part of the Salish Shores II Subdivision that provides a shared, community boat launch. The secluded area allows for peaceful living harmoniously with the glasslike waters of the Clark Fork River. The 1,955-square-foot home displays regal characteristics including chandeliers and arched doorways. Colonial-style features subtly create symmetry around the fireplace. Spacious bedrooms are located on the single-level home including a master bedroom with an ensuite master bathroom and a jetted tub beckoning for relaxation with tranquil panoramic scenes awaiting out the window. A four-car garage offers space for vehicles, boats, or a camper. Enjoy the bonus room as a crafting area, storage space, or game room. Fish the Clark Fork as often as you like while watching the sunset from the patio and under the retractable awning! This riverfront property is sure to make a lasting impact so be sure to check it out!



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.

## Local Area

Thompson Falls, Montana is an unspoiled paradise hidden away in the northwestern part of the state. With friendly and welcoming locals, you'll never be bored with the recreational opportunities flowing abundantly like the waters of the Clark Fork River. Thompson Falls was named after a fur trader and is surrounded by pristine wilderness of the Lolo and Kootenai National Forests. The vibrant area offers golf, fishing, boating, swimming, hiking, and much more!



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.

## *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 small mouth bass.



### **Thompson Falls State Park**

Enjoy the falls while fishing the youth fishing pond. Campsites are available as well as boat ramps and several trails for a nice family hike!

### **Non-motorized Trail Systems**

Several trails are available around the town of Thompson Falls for exploring and hiking such as: Powerhouse Loop Trail, Mule Pasture Trail and the State Park Trail.

### **Hiking/Snowshoeing/Cross-Country Skiing**

Travel towards Thompson Pass for trails that lead to Blossom and Pear Lakes. There are several gulches and logging roads that make perfect paths for cross-country skiers and snowshoers.

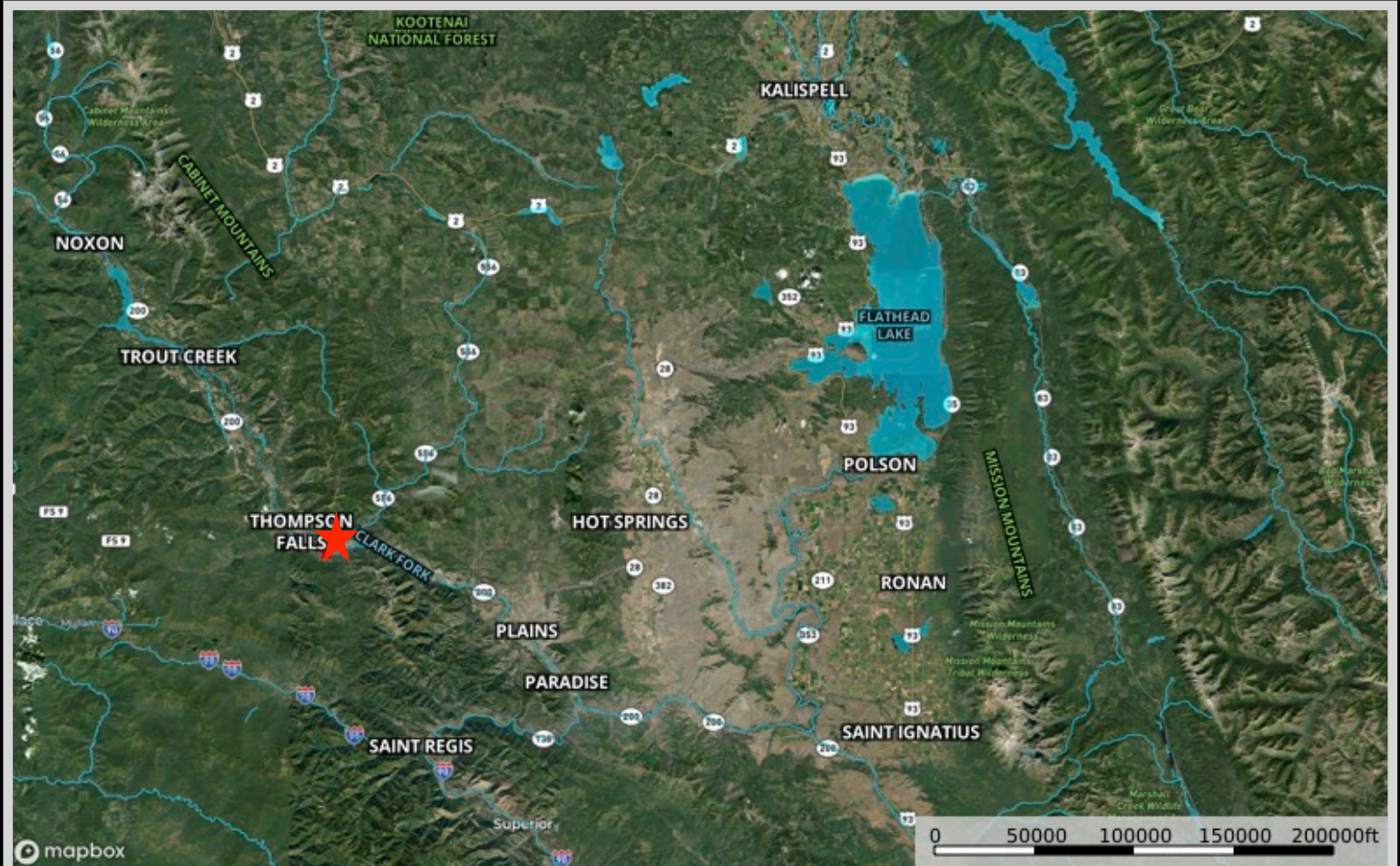
### **Wildlife Management Area**

The wildlife management area is an area with hiking and overlooks of the Clark Fork Valley. The wintering elk are protected from December 1 through May 15 when the area is closed.

### **Thompson Reservoir**

Boat, fish, swim, and play! Try your hand at catching Northern Pike, Smallmouth Bass, and Brown and Rainbow Trout while enjoying the sunshine and the beautiful scenery.

# Property Map



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.