

17353 NIGHTHAWK DRIVE
Nighthawk Dr
Frenchtown, MT 59834

\$755,000
5.11± Acres
Missoula County



17353 NIGHTHAWK DRIVE
Frenchtown, MT / Missoula County

SUMMARY

Address

Nighthawk Dr

City, State Zip

Frenchtown, MT 59834

County

Missoula County

Type

Recreational Land

Latitude / Longitude

47.04148822 / -114.24707382

Dwelling Square Feet

2,276

Bedrooms / Bathrooms

3 / 3

Acreage

5.11

Price

\$755,000

Property Website

<https://compasslandpartners.com/property/17353-nighthawk-drive/missoula/montana/91191/>



PROPERTY DESCRIPTION

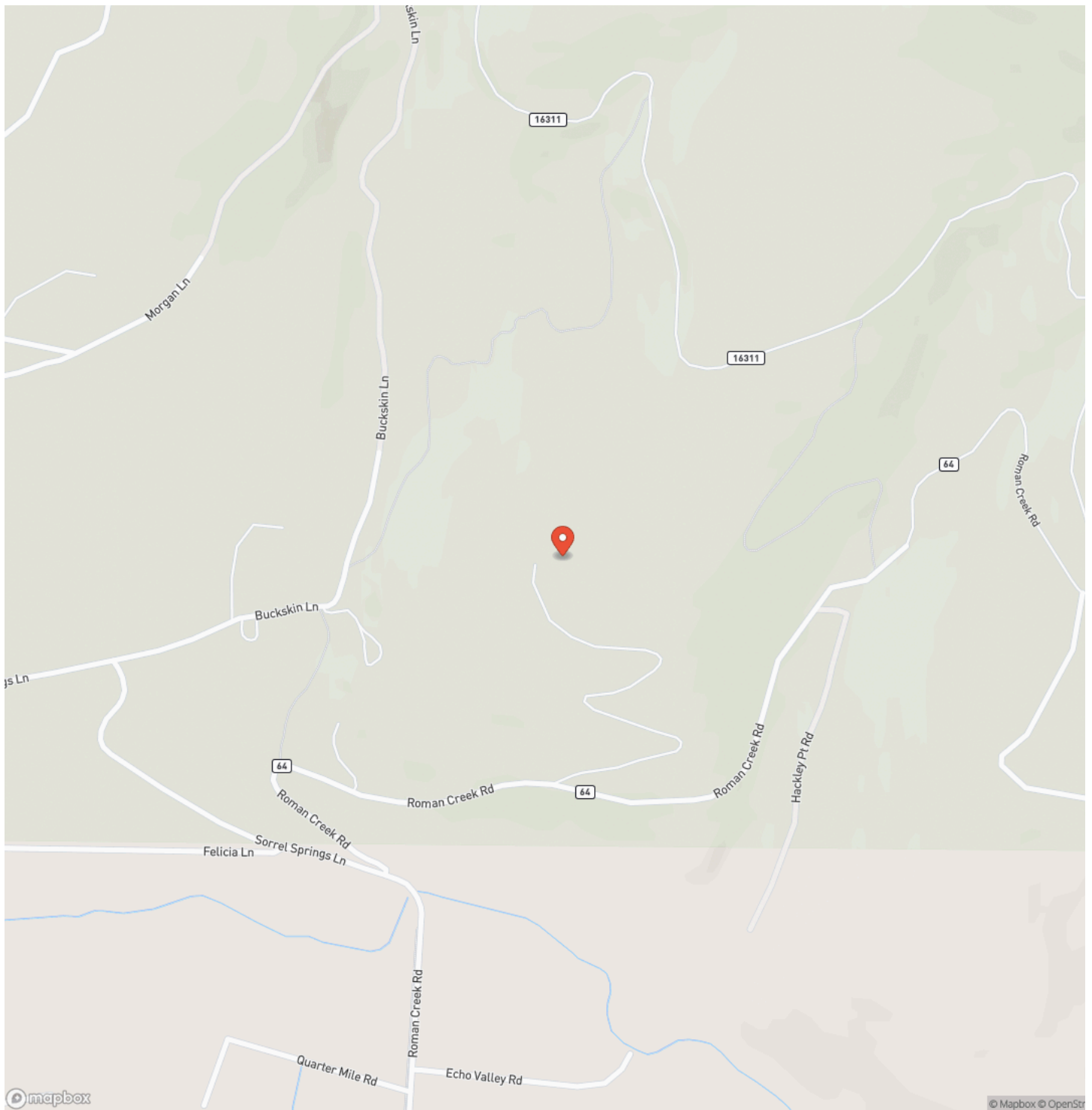
Charming 5-Bedroom (2 beds non conforming), 2.5-Bath Country Home on 5.11 Near Lolo National Forest Welcome to your private retreat nestled on 5.11 acres of serene Montana countryside with a secluded timbered surround. The spacious 3-level home features a well-thought-out layout: - Bottom Floor: Utility space, large living area, an additional room with closet and half bath-ideal for guests, hobbies, or a home gym. - Main Floor: Bright and open living room, central kitchen with island, cozy dining area with wood stove, reading nook, office space, 2 bedrooms, full bath, and convenient main-floor laundry. - Upper Floor: Private master suite with walk-in closet, en suite bath, and its own deck-perfect for morning coffee with a view. An adjacent room makes a perfect nursery or second office. -A spacious two-car garage adds to the practicality, and the natural setting ensures peace and seclusion with endless outdoor opportunities just steps away.

Outdoor Recreation Paradise: Located close to the expansive Lolo National Forest, this property is a dream come true for outdoor enthusiasts. Not far out your back door you can step into a wilderness playground-perfect for walking the dogs, hiking, mountain biking, and exploring miles of trails. For hunters, this location is situated in General Hunting Unit 201, offering opportunities for elk, deer, and bear hunting. - Recent Updates Include: - New roof (2020) - New wood stove (2022) - New well pump and pressure tank (2022) - New decking (2022) - Exterior stained (2021) - New hot water heater (2022) - Mini Splits Cooling & Heating (2023) These thoughtful upgrades provide peace of mind and modern comfort, enhancing the value and longevity of this beautiful country home. Don't miss this rare opportunity to enjoy country living with modern amenities, outdoor adventure, and easy access to one of Montana's most treasured forests. Don't miss this rare opportunity to enjoy country living with modern amenities, outdoor adventure, and easy access to one of Montana's most treasured forests.

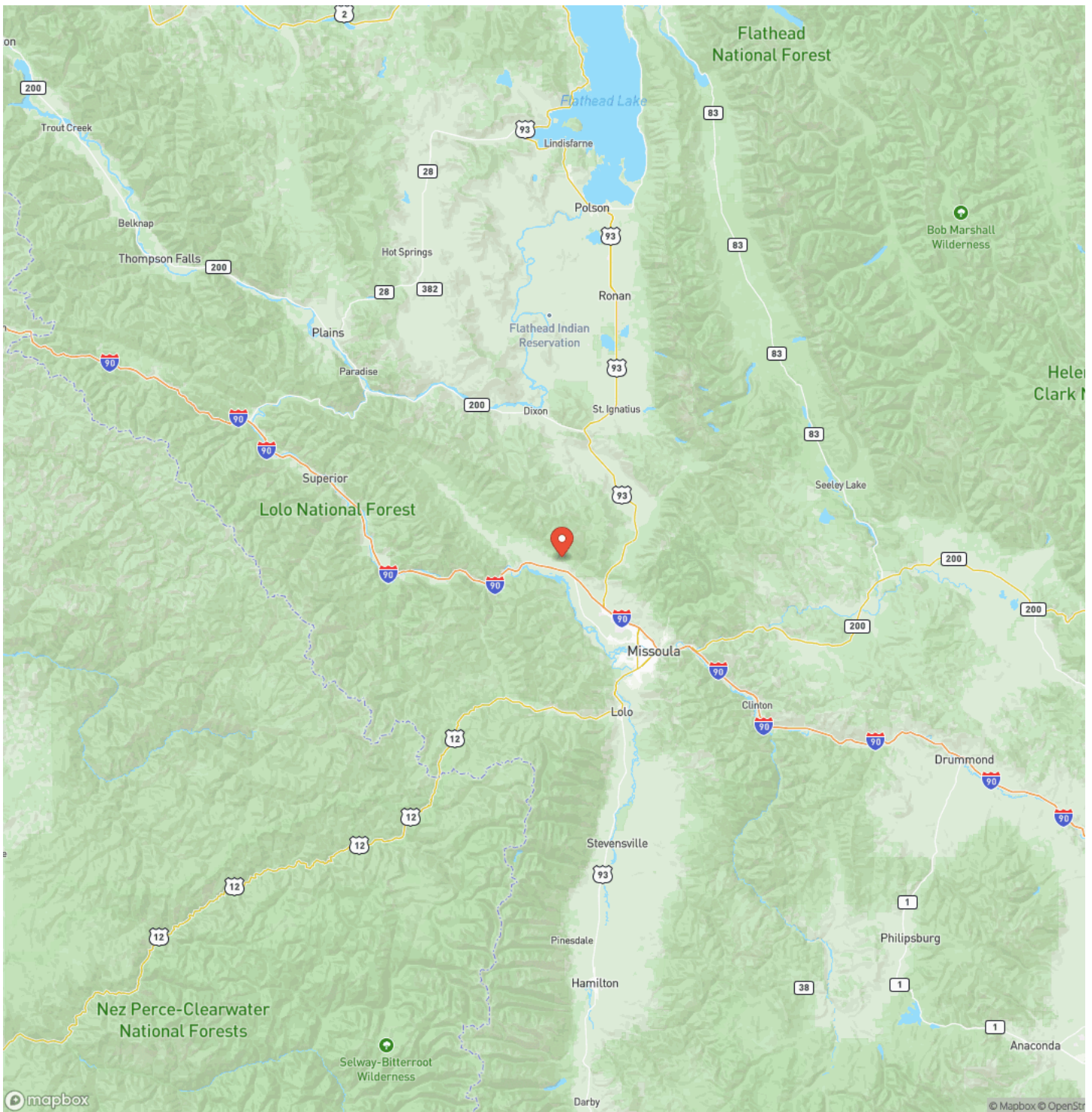




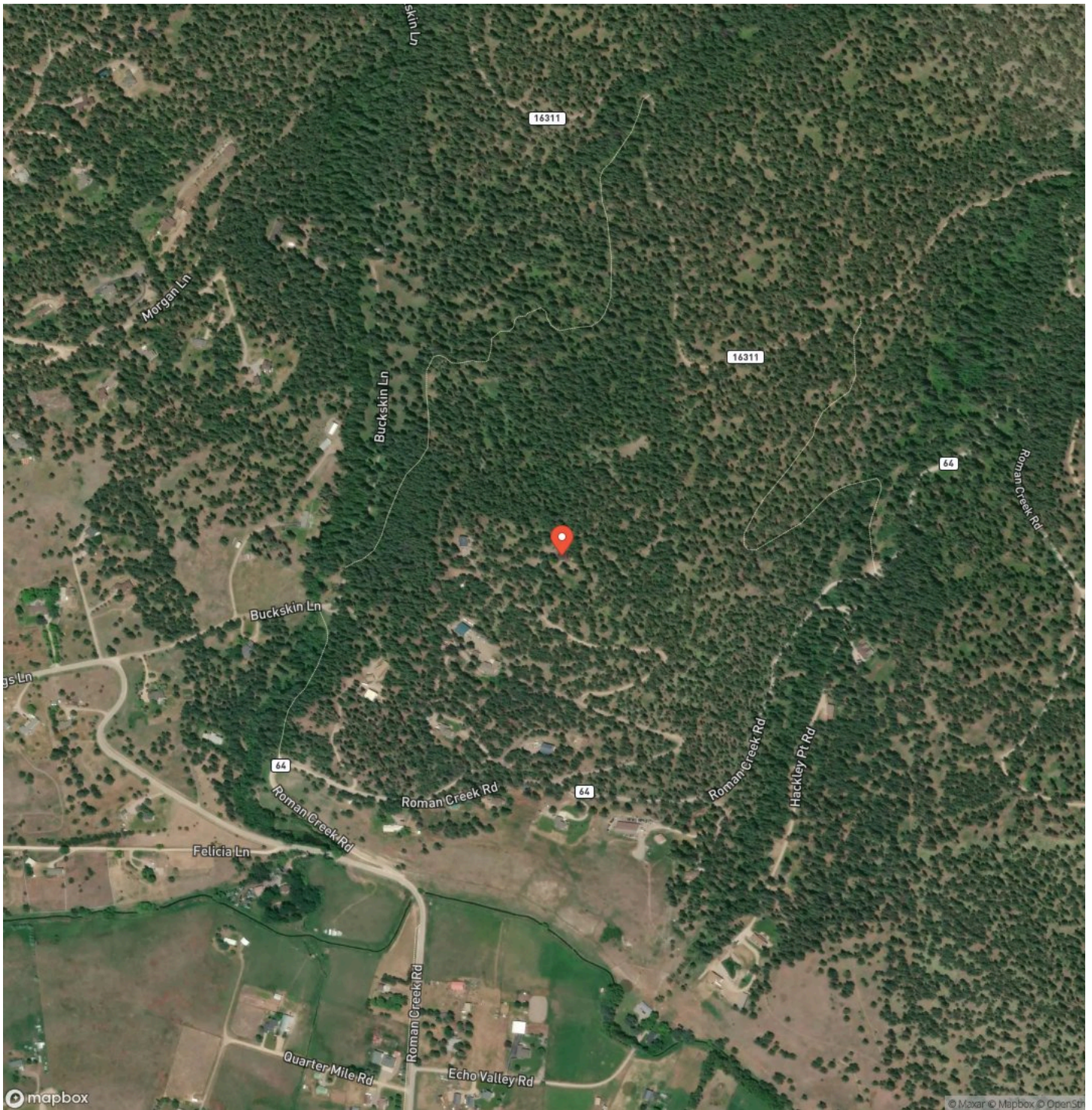
Locator Map



Locator Map



Satellite Map



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Compass Land Partners
452 Upchurch Ln
Walterboro, SC 29488
(800) 731-2278
<https://compasslandpartners.com/>

