

# CORDER

AND ASSOCIATES, LLC



## *Blueslide Road Chateau*

*1648 Blueslide Rd., Thompson Falls, MT 59873*

*Offered at \$850,000*

*Presented Exclusively by*  
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# Property Information

**Lot Size:** 5.04 acres

**Taxes:** \$2,919.43 (2021)

**Legal:** Lot 4-A of Amended Plat of COS 2673MS. 5.04+- acres located in Sec2/T22N/R30W P.M.M.

**Bed/Bath:** 3 bed/2.5 bath (Apartment has 1 bed/1bath)

**Year Built:** 2007

**Square Footage:** 6,958

**HVAC:** Propane in-floor heat

**Water:** Well @ 20 GPM

**Appliances:** Induction Range, Pot Filler, Commercial Refrigerator and Freezer, Trash Compactor, Microwave, Convection Oven, Dishwasher, Wine Cooler, Washer/Dryer, Generator; Apartment has convection oven, microwave, dishwasher, and refrigerator

**Garage:** Attached 4 car with heated floor; Separate detached 16' x 24' shop/garage

**Special Enhancements/Extras:** Spacious walk-in closet; Master bathroom has jetted soaking tub; Gourmet kitchen; Engineered maple floors; Hardi plank siding; Trek Deck; 1000 gallon propane tank; Vaulted ceilings; Wood fireplace; 2 large suites with Jack and Jill bathroom

**Covenants/HOAs:** None

**Elevation:** 2,500'

**Hunting District:** 121



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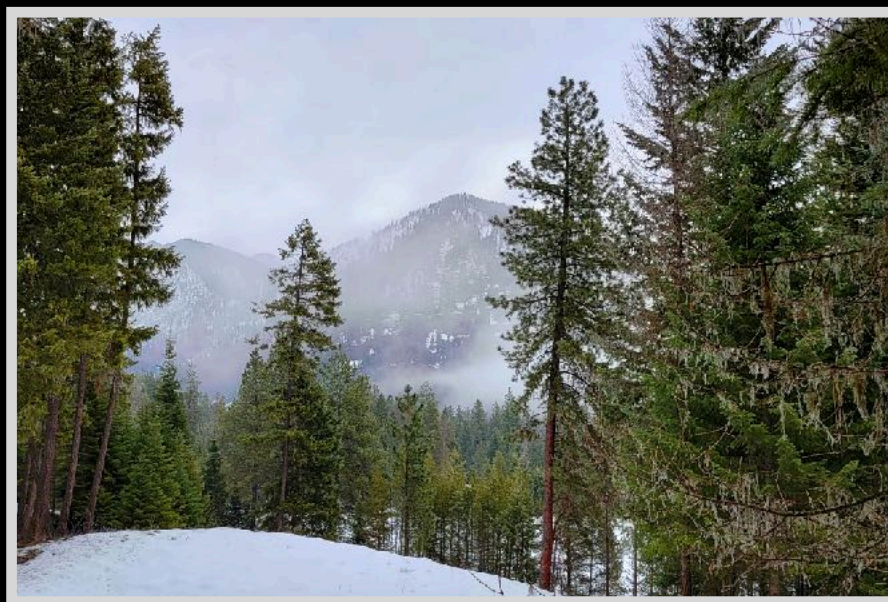
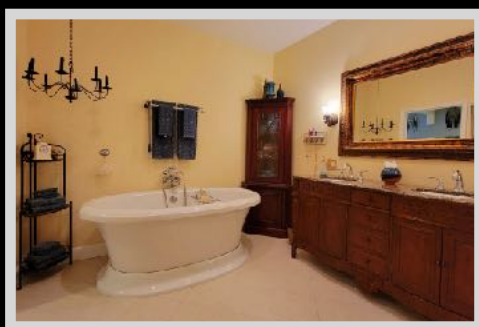


## Executive Summary

Western Montana impresses residents with its boundless forests and spectacular untouched mountainous landscapes. The stunning property on Blueslide Road sits among the towering trees in a protected and quiet world of its own. The pine-infused fresh air can be enjoyed from the deck even though the views will take your breath away! A beautiful home is situated on 5.04 acres with an attached 4 car garage and a detached shop/garage for plenty of storage and space for vehicles and toys. The home displays high, 18' ceilings giving a spacious feel while the large windows allow in the natural light. The regal fireplace is an inviting element in the living space in addition to the expansive windows and high peaked ceiling. The lofty upstairs overlooks the open floor plan and includes the two sizeable suites

connected by a Jack and Jill bathroom. Enter the gourmet chef's kitchen and delight in the commercial refrigerator and freezer. Cooking is a dream in this kitchen that includes granite

countertops a pot-filler atop the induction cookstove. Comfortable and massive, the master bedroom has a separate sitting area and an ensuite master bath with a glorious soaking tub, walk-in shower, and double vanity. The engineered maple floors are heated to perfection. This home exceeds expectations and even features a one-bedroom apartment for guests or family! The Clark Fork will adhere to your recreational adventures along with the Gorge Reservoir and Noxon Reservoir. Fishing and hunting are superb in the area and provide plenty of things to do in the surrounding public lands as well. A hidden piece of paradise, this property will make someone the proud owner of a dream property!

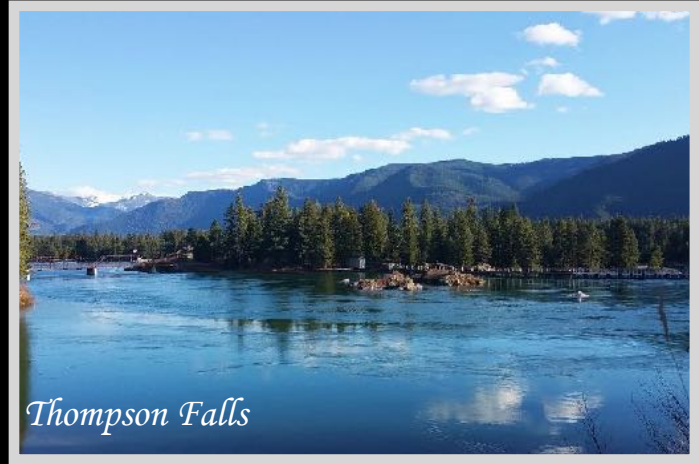






## Local Area

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!



Thompson Falls



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## 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.

### 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. Several gulches and logging roads make perfect paths for cross-country skiers and snowshoers.

### Wildlife Management Area

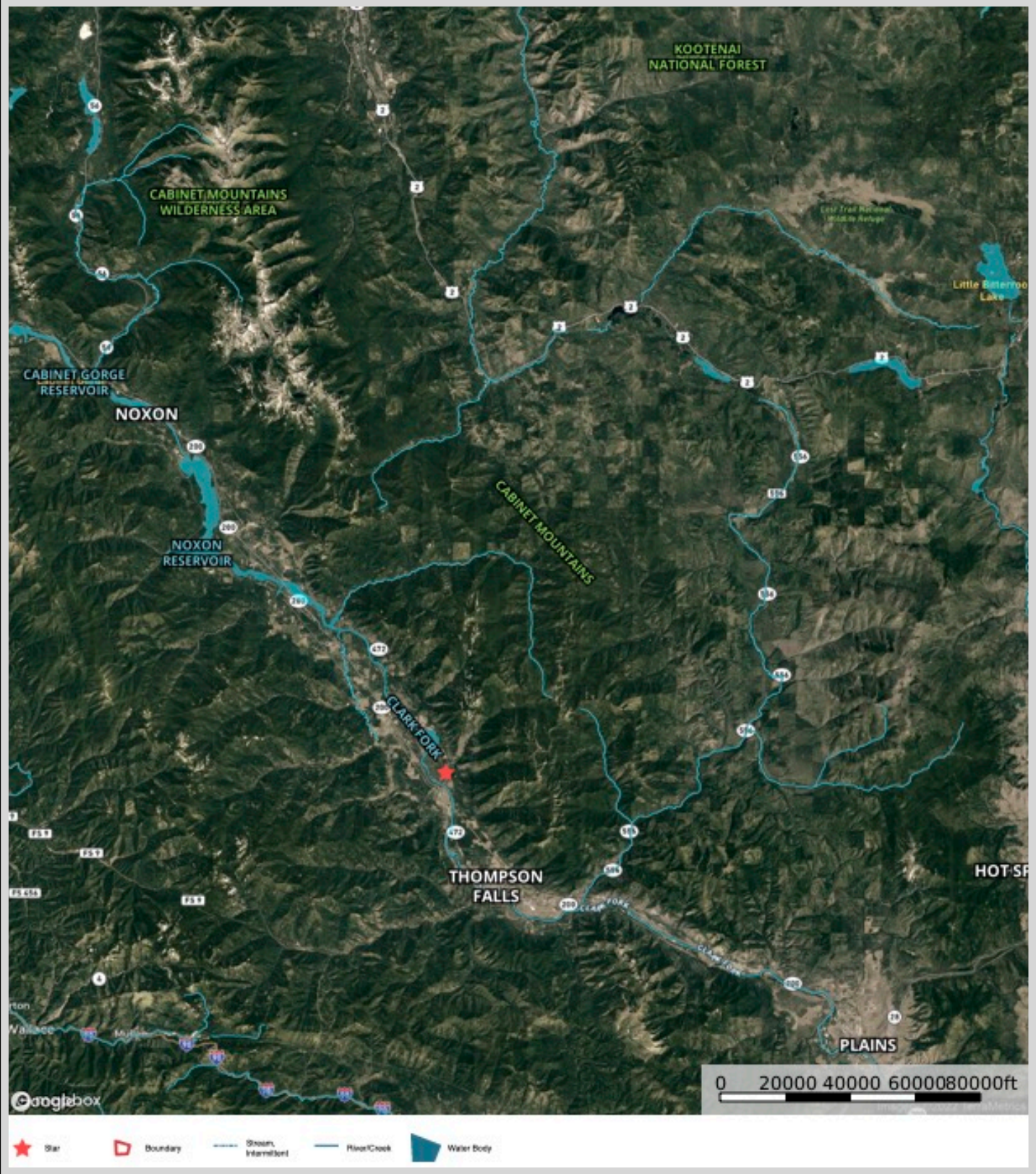
The wildlife management area is an area with hiking and overlooks of the Clark Fork Valley. The wintering elk are protected from December 1 through May 15 when the area is closed.

### 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.







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