



# NW MT Wilderness Estate

## \$2,399,000



**17375 Bull Lake Rd. Bull Lake, MT**

**Acres:** 7.58+/-

**Taxes:** \$5,276/2016

**Legal:** S4, T28 N, R33 W, TR-1A in W2SE, COS 2454 and Parcels B&C, COS3189 and BLA Parcel COS 3303

**Geocode:** 56395104101030000

**Road/Access:** State/paved

**Square Footage:** 3,800+/-

**Bedrooms:** 3

**Bathrooms:** 3

**Appliances Included:** Dishwasher, range, refrigerator

This Architectural Digest quality estate is the perfect blend of tranquility, year round access and rustic elegance. The private, stand-alone setting is touched on 3 sides by a Wildlife Management System that's a heavily timbered access corridor leading to the adjacent, 94,000 acre Cabinet Mountain Wilderness. Rugged mountain peaks are viewed from all windows. This legacy estate sits on 7.58 acres of boulder strewn lawns w/ponds, waterfalls, a helicopter pad, seaplane/boat dock and a 500 sq. ft. big game viewing/bbq pavilion. There's underground commercial power, CCTV security, a power gated 2000' paved drive lined with English street lamps, Wi-Fi, DSL, Satellite TV/internet, 3 phone lines and multiple decks. There are 2 homes and the 3br/3ba main home-lodge is 3,800 sq. ft. and embraces a great room concept and library wing with 2 massive, natural stone fireplaces. An atrium is part of the large master suite that has a bath/steam room/jacuzzi and there is an 1,100 sq. ft. garage w/ a small gym. The gourmet kitchen has Sub-Zero, Viking and Wolf appliances. The 1,344 sq. ft., 2br/2ba/den guest home has an 800 sq. ft. garage. Intricate rock work finishes off the cedar shingled exteriors of both homes. Outdoor, 4 season recreation, big game and fishing are hallmarks of the uniquely pristine area. Sandpoint, Idaho, 3 Starbucks and major shopping are 55 minutes away. Small town shopping/schools/postal, just 20 minutes. Pure water, clean mountain air and starlit nights, all included. Furnished/move-in ready and site equipment is additional.

**Foundation:** Poured concrete

**Roof:** Metal

**Siding:** #1 Grade cedar shake

**Year Built:** 1998

**Water:** 2 Private wells 88' & 90', 30-35 GPM both wells

**Sewer:** 2 Private septic systems

**Heat Source:** 2 Fireplaces (1 wood w/ propane log lighter, 1 propane insert), radiant hot water floor/baseboards + a 150,000 BTU furnace & 5 ton A/C system

**CCRs:** No **HOA Dues:** None

**Garage:** Triple detached + gym

**CMPMontana.com**

**SPORTS A FIELD TROPHY PROPERTIES®**

ESTABLISHED 1887