



**Beautiful Home, Acreage and Guest Cabin, Sanders County, Montana, 20.01 Acres \$980,000**

- Big Game, House, Lake/Pond, Wildlife Viewing

Welcome to the Montana retreat you have been dreaming of—20 level, wooded acres with a peaceful pond, abundant wildlife, fiber optic internet, and room to gather, relax, and enjoy the best of country living. Ideally located halfway between Trout Creek and Thompson Falls, this exceptional property offers both privacy and convenience, with a 4,544 sq ft custom main home, a 1,408 sq ft guest cabin, an attached double garage, a 30 gpm well, and plenty of space for guests or potential rental income. The main home is warm, spacious, and beautifully designed, featuring an open floor plan with vaulted ceilings, Brazilian cherry hardwood floors, and custom tile. The impressive kitchen is ready for the discerning gourmet chef, with a gas cooktop, electric range with pop-up vent, warming drawer, large island, and custom cherry cabinetry. Enjoy both an informal dining area off the kitchen and a separate formal dining room. The main-level primary suite is a true showstopper, complete with a double-sided gas fireplace, deck access, walk-in closet, heated floors, Jacuzzi tub, and large walk-in tile shower. Also on the main level are a guest bedroom, full bathroom, three-quarter bathroom with laundry, and attached double car garage. The walk-out basement offers tile floors, a living room with wood stove, wine cellar, exterior wood access, and abundant storage. The guest cabin has a kitchen, living room, dining room and unfinished bathroom on the main level. The kitchen includes all of the appliances, including the wood cook stove. Two bedrooms are upstairs. No detail was overlooked including high end appliances, security cameras, R-60 insulation in the walls and ceilings, 2x6 walls with foam insulation, and multiple heat sources. The main home has a 30 gpm well and an older shallow well is at the cabin that can be used for irrigation. This property is teeming with wildlife including ducks, geese, turkeys, deer, and even an occasional elk or moose! Your Montana dream awaits! The basement has a wood fireplace with a firewood room and 5-6 cords of wood left with the property. The bathroom has electric in floor heat and a gas double fireplace. Each zone of the home has electric heaters with their own thermostats.

## Main Info

- Street Address : 34 & 36 Childs Road
- Lot Size Acres : 20.01 Acres
- Postal / Zip Code : 59874
- Dwelling : No
- State / Province : Montana
- (Assessor) Parcel Number : 6738
- County : Sanders
- Closest City : Trout Creek

## Home Info

- Year Built : 2006
- Building Features : Garage
- Square Feet Main House : 4544 square feet
- Baths : 3
- Bedrooms : 2

## Taxes

Tax Year : 2025

Estimated Taxes per year are \$2,423.00

Per county records

## Broker Info



### Mark and Jeannette Smith

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Mark and Jeannette – The Montana Dream Team bring a powerful combination of expertise, passion, and local knowledge to help clients find their perfect Montana property. Mark is a seasoned hunting guide in Northwest Montana with extensive experience in hunting, fishing, trapping, home construction, and extreme backcountry recreation. He specializes in bare land as well as hunting and fishing properties, leveraging his firsthand knowledge of Montana's rugged landscapes and recreational opportunities to help clients make informed decisions. Jeannette was born and raised on a cattle ranch in western Montana and holds a Master's degree from the University of Montana. With over 21 years in real estate and her broker's license, she currently serves as the Montana Regional Manager for Clearwater Montana Properties. Her diverse background spans education, ranching, healthcare administration, and life coaching, giving her a well-rounded perspective on client needs. Jeannette is also a member of the Sanders County Community Development Board of Directors, demonstrating her commitment to helping local communities grow while preserving Montana's unique recreational and cultural heritage. Holding designations including Broker, RRS, ABR, C2EX, and GRI, Jeannette specializes in recreation homes and cabins, water frontage, retirement homes, and ranches. Together, Mark and Jeannette focus on top-notch customer service, truly listening to their clients to guide them toward the right property. Whether you're seeking a dream home, cabin, retreat, or hunting/fishing property, the Montana Dream Team is ready to make your Montana real estate dreams a reality. Call, text, message, or email them today at (406) 270-3921 to begin your journey.

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