

## Sports Afield Trophy Property

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**Cutthroat Lodge, Lincoln County, Montana, 14.16 Acres**

**\$2,987,900**

- House, Income producing, Timberland, Wildlife Viewing

This astonishing log home built by renowned Caribou Creek provides impeccable quality surrounded by the seclusion of northwest Montana. Every detail encompasses design and luxury throughout while stunning views grace every pristine level of this home. Immaculately maintained, this lodge is offered fully furnished with superior high-end décor that illustrates the Montana lifestyle. A private drive through the trees leads to the expansive covered entrance, ushering guests into an open-concept main floor, perfect for entertaining with room for all, access to the large deck overlooking the valley below, and a private dishwashing nook off the kitchen. The family room invites fun and relaxation complete with a full wet bar and hot tub located outside in the fresh mountain air. The soaring stone fireplace provides a cozy spot during the winter months or warm up with a soak in the gorgeous copper bathtub that makes the centerpiece of the en-suite bathroom. Each floor has a space that can be dedicated to a home office, hobby room, or guest accommodations to suit your needs. The 12.88 acres are reliably accessible, level and partially fenced: ideal for an equestrian property with trails nearby and plenty of space for a barn or arena to be built. You can enjoy the natural beauty all around and take part in endless outdoor recreation opportunities without the crowds. Properties of this caliber are rarely available; this gem can be your retreat, guest ranch or lodge, vacation rental or treasured home. (A complete list of the exemplary features can be viewed in the photo gallery)

### Main Info

- Street Address : 7159 Lake Creek Rd
- Lot Size Acres : 14.16 Acres
- Postal / Zip Code : 59935
- Dwelling : Yes
- State / Province : Montana
- (Assessor) Parcel Number : 0000011738
- County : Lincoln
- Closest City : Troy

### Home Info

- Year Built : 2005
- Building Features : Storage Shed, Garage
- Square Feet Main House : 5654 square feet
- Baths : 5
- Bedrooms : 6
- Half Baths : 1

The lodge is currently being used as an Airbnb. Must work around schedule. Can't close on the property until the preliminary plat is finalized with the county. **IT IS RECOMMENDED THAT ALL BUYERS AND BUYER'S AGENTS VERIFY ALL INFORMATION PROVIDED TO THEM REGARDING THIS PROPERTY TO THEIR SATISFACTION. THIS INFORMATION IS PROVIDED BY OUTSIDE SOURCES AND DEEMED RELIABLE BUT NOT WARRANTED BY LISTING AGENT OR LISTING AGENCY.**

### Taxes

Tax Year : 2022

Estimated Taxes per year are \$9,387.00

### Broker Info

Josie Hermes

**Josie Hermes**

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Josie loves the life she has created for her family and herself here in Kootenai River Country. Family means everything to her, and she can almost always be found somewhere near her five children and husband, Chris. Josie was raised here in the Northwest, graduating from Troy High School in 1998, so she knows the area well. She loves running, hiking, biking, camping and everything Montana has to offer. While attending college in North Idaho, Josie sold real estate for six years, giving her the knowledge needed to be successful. She's also a Certified Pharmacy Technician and works part-time at Cabinet Peaks Medical Center Pharmacy, and her husband is a Pharmacist who co-owns Kootenai Drug and True Value Hardware in Troy.

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