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## **The Lodge at Trout Creek, Sanders County, Montana, 90.00 Acres**

**\$5,250,000**

- Big Game, Equestrian, Fishing, House, Income producing, Lake/Pond, Pond, River Frontage, Snow sports, Stream/River, Timberland, Waterfowl, Wildlife Viewing

Tucked away amidst the tranquil splendor of the surrounding mountains, creeks, and lake, the Lodge at Trout Creek stands as a breathtaking haven of luxury and seclusion. Occupying 90 pristine acres at the end of a private road, this grand estate boasts 10,620 square feet of exquisitely designed living area. With 5 themed bedroom suites, 8 bedrooms, and 3 additional bedrooms in the caretaker/owner area, the property is currently being rented out as a Bed and Breakfast. The business potential is unlimited and could be used as a wedding venue, corporate retreat, or add cabins or other buildings. There is no zoning here and no covenants, so the options are endless! The superior finishes and exceptional craftsmanship throughout the home underscore its luxurious ambiance. The lodge comes fully furnished and is ready to go! There are 5 themed en-suites that embrace the Montana lifestyle. Guests can soak up the quiet, stress-free lifestyle complete with hunting, fishing, and outdoor recreation.

Also includes a five-car garage, and a separate 1800 square foot shop, this estate is ideal for those in search luxury Montana living. The Lodge at Trout Creek, with its diligent upkeep and thoughtful architecture, stands as a unique gem that is sure to

surpass the expectations of even the most meticulous purchaser. Located within 30 minutes of a private airport and just over 2 hours to the Missoula International, Glacier International, and Spokane airports, so in a quiet, rural area, but not isolated. The Trout Creek area is known for BASS fishing tournaments on the Noxon Reservoir, the Huckleberry Festival in August, and world renowned hunting. The property is close to US Forest Service access, which opens up millions of acres of hiking, riding, hunting, and fishing. Seize the chance to claim your slice of heaven amid the splendor of the natural world. Arrange your exclusive viewing now and behold the unparalleled grandeur of the Lodge at Trout Creek.

There are too many extras to name, but there are radiant slate and ash floors throughout, high end appliances, 2nd kitchen in lower level, 3 fireplaces, guest wing, game room, fire/security system, central vacuum, RV parking, heated driveway, large decks with Trex decking, Gazebo on the deck is wired for a hot tub, 2 skylights, all windows have Bali shades, high speed fiber optic internet, all bedrooms have keyless locks, all LED lighting, RV hook up and parking, and a backup diesel generator.

Don't miss this opportunity to own a piece of paradise in the heart of nature's beauty. Schedule your private tour today and experience the unmatched splendor of the Lodge at Trout Creek.

### Main Info

- Street Address : 135 Squire Lane
- Lot Size Acres : 90.00 Acres
- Postal / Zip Code : 59874
- Dwelling : Yes
- State / Province : Montana
- (Assessor) Parcel Number : 11354
- County : Sanders
- Closest City : Trout Creek

### Taxes

Tax Year : 2023

Estimated Taxes per year are \$10,878.00

Per county records

### Broker Info

Mark and Jeannette Smith

**Clearwater Montana Properties**

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Mark and Jeannette bring the ideal combined expertise in all areas of real estate to make up the Montana Dream Team! Mark is a hunting guide in NW Montana and brings the unique skill sets of hunting, fishing, trapping, home construction, and extreme back country recreation. He specializes in bare land and hunting and fishing properties. Jeannette was born and raised on a cattle ranch in western Montana and graduated with her Master's degree from the University of Montana. She has a diverse background in education, ranching, healthcare administration, and life coaching. She has been in real estate for 20 years, has her brokers license, and is the Montana Regional manager for Clearwater Montana Properties. Jeannette is on the Sanders County Community Development Board of Directors and is passionate about helping local communities grow and thrive, while retaining the unique recreation and cultural aspects that make Montana so special. With designations including Broker, RRS, ABR, C2EX, GRI, she specializes in recreation homes and cabins, water frontage, retirement homes, and ranches. This team will help meet all of your real estate needs and focus on top notch customer service and really listening to their clients. Call, text, message or email them to begin your journey to find the perfect Montana dream property, home, cabin, retreat, or hunting/fishing property of your dreams at (406) 270-3921.

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