

Sports Afield Trophy Property

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Bull Lake Retreat, Lincoln County, Montana, 0.25 Acres

\$995,000

- Fishing, House, Lake Frontage, Water Sports, Waterfowl

Owner financing available! Welcome to your dream Bull Lake retreat on Angel Island, nestled between the breathtaking mountains of Northwest Montana! Located on the water with its own private dock, this turn-key, fully furnished & equipped property (list of inclusions in documents) offers the perfect blend of tranquility & adventure. The shop is 24 x 40, insulated & has its own bathroom. The home has a wall of windows & deck designed to capture the stunning views. The charming 3-bedroom, 3-bath home boasts 2059 sq ft of living space. The open floor plan creates an unobstructed view to the lake. For water enthusiasts, the private dock is a highlight of this property, providing direct access to all your favorite water recreational sports. Whether it's boating, fishing or kayaking, this property is your gateway to endless aquatic adventures. The property is located next to a community park, giving extra room. Angel Island is a special community & offers a clubhouse, marina, docks, swimming areas, tennis court, basketball court, and miles of roads to drive, hike, bike, or walk. This island is known for friendly neighbors and the entire vibe is laid back and centered around recreation. Bring the boat, bike, kayaks, fishing

poles, and tennis racquets and enjoy everything this island community has to offer! Located close to the Ross Creek Cedars, the Kootenai River, Bull River, and the Swinging Bridge & Kootenai Falls. Just 20 minutes to Troy and 35 minutes to Libby. Property is being sold "As is."

Main Info

- Street Address : 404 Halo Drive
- Lot Size Acres : 0.25 Acres
- Postal / Zip Code : 59935
- Lot Size Square Feet : 11250 square feet
- State / Province : Montana
- Dwelling : Yes
- County : Lincoln
- (Assessor) Parcel Number : 6058
- Closest City : Troy

Home Info

- Year Built : 1998
- Building Features : Storage Shed, Shop
- Square Feet Main House : 2059 square feet
- Baths : 3
- Bedrooms : 3

Taxes

Tax Year : 2023

Estimated Taxes per year are \$4,309.00

Per county records

Broker Info

Mark and Jeannette Smith **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 18 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, 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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