



Luxury Living on the Clark Fork River, Sanders County, Montana, 1.54 Acres \$1,070,000

- Fishing, House, River Frontage, Water Sports, Waterfowl, Wildlife Viewing

Modern Montana luxury living on the Clark Fork River. Enjoy the peace and serenity of this private setting with stunning river and mountain views. You'll enter the location via a paved private road and twisting asphalt driveway that opens to a fully landscaped, treed lot complete with a 12' x 24' storage shed, green house & fenced raised bed garden area, & stairs to the river with a removable dock perfect for fishing, launching your boat or kayaks. Custom built & meticulously maintained this sleek, modern, & elegant 1840 sq. ft. home has vaulted ceilings in the living, dining, and kitchen areas with beautiful views from every window. The main home has 3 bedrooms & 1-full bath and 1-3/4 bath. The elegant kitchen has quartz counter tops, full quartz back-splash, waterfall island that seats 4, General Electric Cafe' series appliances with double oven, refrigerator, microwave and dishwasher & custom wood cabinets. The wine bar in the living area makes this a perfect home for entertaining.

The main house is ADA compliant with a concrete ramp to the front door, 8' tall 33" wide doors and a roll-in shower in the master bath. Sit in front of the gas fireplace and enjoy the river & mountain views thru a double set of french doors. Separated from the main home by the garage is a next-generation studio with stunning river & mountain views, separate

entrance & complete with a full kitchen and separate bath with shower. Sit on one of the two patios or by the fire pit & watch breathtaking sunsets, bald Eagles soaring over the river while ducks and geese float below & the deer & wild turkeys stroll by on the bank. This modern, high-end home and the nature surrounding is the perfect retreat from the stress of modern life.

Main Info

- Street Address : 2 Mahonia Court
- Lot Size Acres : 1.54 Acres
- Postal / Zip Code : 59859
- Dwelling : Yes
- State / Province : Montana
- (Assessor) Parcel Number : 31585
- County : Sanders
- Closest City : Plains

Home Info

- Year Built : 2021
- Building Features : Storage Shed, Greenhouse, Garage
- Square Feet Main House : 1840
- Baths : 3
- square feet
- Bedrooms : 4

Taxes

Tax Year : 2025

Estimated Taxes per year are \$3,124.00

Per county records

Broker Info

Mark and Jeannette Smith **Mark and Jeannette Smith**

Clearwater Montana Properties
(P:) 406-847-3400
(M:) 406-270-3921
jeannette@cmpmontana.com
cmpmontana.com

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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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