



CLEARWATER
MONTANA PROPERTIES

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**SPORTS
AFIELD**
ESTABLISHED 1982
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LandReport
**AMERICA'S
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PROUDLY PRESENTS:

Bull Lake Rocky Mountain Estate

\$2,250,000



Bull Lake/Rocky Mountain Estate

A UNIQUE LIFESTYLE awaits in Northwest Montana on this Bull Lake, Rocky Mountain, PRIVATE Estate An environmentally pristine, Architectural Digest Quality home w/a guesthouse & other improvements on 7.58 acres next to 94,000 acres of the Congressionally-designated, heavily timbered, Cabinet Mountains eco-system & a 2000 acre, Wildlife Management System sited on & overlooking a 5+ mile long, natural lake. Living there is like a daily trip through the Rocky Mountains or French Alps by train or car!

5 updated/upgraded, well-maintained, separate, unique wood/natural stone/glass structures comprise about 7,200 total sq' of matching improvements which are all on a `national park-like` SPECTACULAR, CRAGGY PEAKS, view setting.

Elk, deer, moose, eagles, big horn sheep, bears, wolves, lynx, cougars, falcons, swans & other wild animals/birds visit regularly. The electronically gated, PRIVATE estate has NO COMPS & STANDS ALONE being situated right beneath towering 6,000' to 9,000' craggy cliffs/peaks at 2,500' elevation with NO visible neighbors. 50,000 sq' of granite boulder strewn lawns + 2 ponds, 2 mfg. waterfalls w/streams, a helicopter pad + 3 large decks surround the MAIN 3,800 sq' home lodge.

There are underground commercial power lines w/back-up power, 2 icy pure water wells, a 2,000' winding paved drive with EU style street lamps, a seaplane/boat dock, DSL/Satellite Wi-Fi & TV systems + 3 phone lines support this UNIQUE, unlike any other, mountain/lake estate.

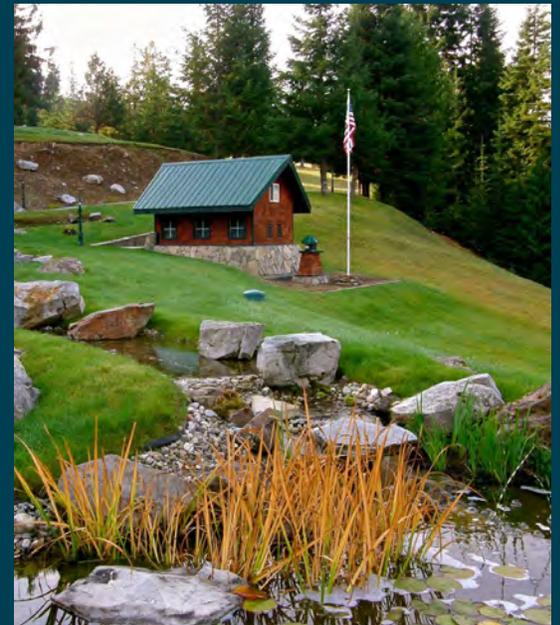
The lodge-like, great room concept, main home is a 3br/3 bath, bare wood/rock/glass, ultra custom structure w/a detached, 1,100 sq' garage/gym. The home includes a mid-level, 825 sq' library wing, 2 huge natural stone fireplaces, an MBR glass atrium, a steam room/jacuzzi master bath, eat-in or out kitchen w/ Sub-Zero/Viking & Wolf appliances + a stone, dining deck. The privately sited, nearby guest house is 1,344 sq' w/ 2br/2ba + a den, a big breezeway, views & has an 825 sq' garage/shop. A 500 sq' BBQ/big game viewing pavilion is sited above both homes.

Hiking, photography, trophy big game, fishing, x-country skiing, ice skating, swimming, boating, kayaking, snowmobiling are hallmarks of this pristine, little-known, year-round, low-user highway accessible region that's adjacent to nearby North Idaho resorts & a Tahoe-sized lake. 3 Int'l airports are 2.5 hours away. 4 Starbucks, all shopping, 2 ski areas, 2 private jet airports, golfing, a floating 3-star restaurant & all medical services, shopping, schools, Amtrak, post offices & banks are but 20 to 60 minutes away in 3 different directions.

Bull Lake/Rocky Mountain Estate



Above Left: The seaplane/boat dock provides for limitless recreation on the water. Above Middle: View from the ponds at the property site overlooking the gorgeous Bull Lake and the Cabinet Mountain Peaks. Above Right: View out the window from the grand room.



Above Left: The master suite bathroom has a steam room, double sinks, plenty of storage and a jacuzzi tub! Above Right: Boulders are strewn throughout the landscaping amongst the waterfalls.



Above Left: Breathtaking view overlooking the property. Above Right: Fly in to the helicopter pad, which is available year round. The beautiful colors of the Tamaracks in the fall add that extra touch of comfort and allure to the already amazing views.

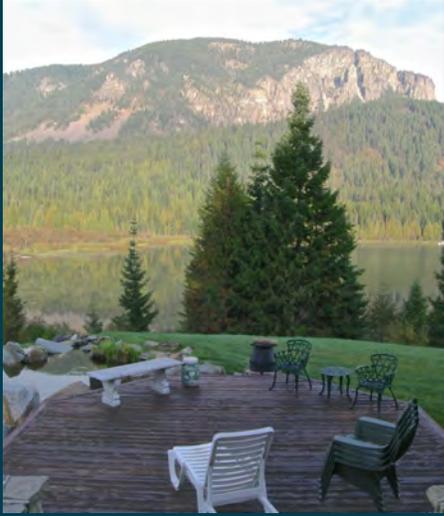
Bull Lake, MT

catch **YOUR BREATH**

Bull Lake is a clear, pristine mountain lake located in Northwest Montana near the Cabinet Mountain Wilderness, nestled in one of the most scenic valleys. It is surrounded by cedars and rugged rocky mountains. The many species of fish here include Kokanee Salmon, Small and Largemouth Bass, Rainbow, Brown, Cutthroat, Brook, and Bull Trout.



Bull Lake/Rocky Mountain Estate



Above Left: Peaceful deck to take in the views in every direction. Above Middle: Early evening view of the main lodge with paved drive. Above Right: Atrium off of the master bedroom on the lower level.



Above Left: View looking up to the double doors off of the living area. Above Right: Fantastic view of early fall and the colors just beginning to change.



Above Left: The guest home framed perfectly with the mountains and trees. Above Right: Looking out onto the lake and into the mountains from the pavilion situated at the top of the property to capture every beautiful view.

Cabinet Mountain Wilderness



find **YOUR WILD**

All 94,000 acres of the Cabinet Mountain Wilderness are located in Montana and managed by the Forest Service. The 35 mile long stretch consists of snow-capped, rocky peaks and valleys with 2 main ridges. Hidden amongst the wilderness are huge cedars and deep, blue lakes, and cold streams.





Schedule Your Appointment Today!

CLEARWATER
MONTANA PROPERTIES

REFER TO SATP #72302.



Acres: 7.58+/- shake
 Taxes: \$5,604/2018
 Legal: S4, T28 N, R33 W, TR-1A in W2SE, COS 2454 and Parcels B&C, COS3189 and BLA Parcel COS 3303
 Geocode: 5639510410103 0000
 Road/Access: State/paved
 Square Footage: 3,800+/-
 Bedrooms: 3
 Bathrooms: 3
 Appliances Included: Dishwasher, range, refrigerator
 Foundation: Poured concrete
 Roof: Metal
 Siding: #1 Grade cedar

Year Built: 1998
 Water: 2 Private wells 88' & 90', 30-35 GPM both wells
 Sewer: 2 Private septic systems
 Heat Source: 2 Fireplaces (1 wood w/ propane log lighter, 1 propane insert), radiant hot water floor/baseboards + a 150,000 BTU furnace & 5 ton A/C system
 CCRs: No
 HOA Dues: None
 Garage: Triple detached + gym

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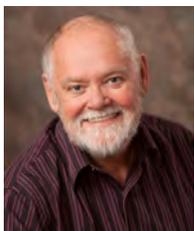


Lake Mountain Estate Mapping

KSTP-TV National Broadcast

claim **YOUR SPACE**

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