



Active Living On 20 Acres In Trout Creek

\$593,000



RESIDENTIAL



15 Moose Pond Lane W | Trout Creek, MT

- 3 Bedrooms/3 Baths
- 2,174+/- Square feet
- 20.04+/- Acres

Looking for that active Montana lifestyle? Take it to the next level with this incredible 20+/- acre parcel with all of the extras!

PRESENTED EXCLUSIVELY BY: Clearwater Montana Properties



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Regulation tennis court, pool, large hot tub, sauna, steam shower, exercise room and regulation horseshoe pit. Additional extras include a large RV barn, historic smokejumper cabin, greenhouse, gardens and multiple fruit trees. Enjoy amazing views from this end-of-the-road, private property close to USFS access. Four acres around the home have been "parked out" to provide views and wildfire protection. The remainder is timber, providing a buffer from the neighbors and it's a great wildlife habitat.



RESIDENCE IMPROVEMENTS:

Square Footage: 2,174+/-

Bedrooms: 3 Bathrooms: 3

Year Built: 1997

Water: Well Sewer: Septic

Heat Source: Electric forced air, wood

Appliances Included: Dishwasher, range, refrigerator, water treatment

Roof: Metal

Foundation: Poured concrete, partially finished walk-out basement

Garage: Attached, two car

ADDITIONAL FEATURES:

Central air, deck, hot tub, sauna, swimming pool, window treatment, wood stove, landscaped, greenhouse, guest quarters, shop

Terms: Cash, conventional, FHA, VA

Acres: 20.04+/-

Taxes: \$2,806.76/2019

Legal: S09, T22N, R30W, 1114, PARCEL N/A, PLAT R, W2NESE, 20.04 ACRES COS 1114 PAR B

Geocode: 35321709401500000

CCR's: Yes

HOA Fees: None

Road/Frontage: Gravel, private road

Information is deemed to be reliable, but is not guaranteed. Buyers and their agents are encouraged to conduct due diligence and to verify to their satisfaction all information contained herein regarding the property. This information is provided by outside sources and deemed reliable but not guaranteed by the Brokerage Firm, its agents nor representatives.

