

# Horseshoe Hills Homestead



2549 Horseshoe Hills Tr. Seeley Lake, MT



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Horseshoe Hills Homestead, 20 fenced acres with a gorgeous landscaped yard and frontage on babbling Spring Creek is the epitome of Western Montana Living. Entertain from the creekside deck and enjoy the mountain backdrop. River rock and cedar, both inside and out, an open floor plan, large rock fireplace, massive ceiling beams, tile flooring, sun room dining, a home office, a wet bar, an elegant kitchen and an exquisite master suite are only a few of the stand out features of this ranch home designed for all seasons. Bring your horses and ride off into the famous Bob Marshall Wilderness (over a million roadless acres of recreational paradise) or into the Blackfoot-Clearwater Wildlife Management Area (over 43,000 acres providing winter range for elk and deer). This is Western Montana Living at its finest!





*\$1,600,000*



**Schedule an appointment today! Refer to MLS #21603681.**



**Square Footage:** 5,738+/-

**Bedrooms:** 4

**Bathrooms:** 3 1/2

**Year Built:** 2000

**Water:** Private well, 20 GPM, 130 ft.

**Sewer:** Private septic system

**Heat Source:** Propane, radiant floor, wood stove

**Appliances Included:** Dishwasher, range, refrigerator, window treatment

**Garage:** Double attached

**Roof:** Metal

**Siding:** Stone, cedar

**Foundation:** Poured concrete

**Terms:** Cash

**Acres:** 20+/-

**Taxes:** \$6,994/2015

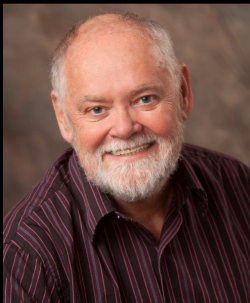
**Legal:** S25, T16 N, R14 W, COS 4627, PARCEL 3 in E2 NW4 NE4

**Geocode:** 04254125102030000

**CCRs:** No

**HOA Dues:** None

**Road/Access:** Gravel/private



**Presented Exclusively By:**

**Wayne Heaton**

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