



Tumbling Waters Ranch, Missoula County, Montana, 87.05 Acres

\$1,885,000

- Big Game, Equestrian, Fishing, House, Upland Bird

This property is bordered by vast Conservation Easements forever protecting this scenic area. The Seeley-Swan Valley is one of the last remaining unspoiled ecosystems & wildlife habitats in North America, attributed in part to efforts by conservation organizations. Once arriving to this wild mountain property; commanding 360 views will leave you AWE INSPIRED, not only as to the property & location but the supreme quality of the handcrafted log residence & 2 bedroom, custom log guest house. The majority of Douglas Fir logs were imported from British Columbia & measure upwards of 20" in diameter, setting off this architecturally elegant home boasting over 6000 sq ft of luxury living. The 4-car detached, heated garage features approx. 1500 sq ft of self-contained 2bedroom, 1 bath living quarters above. Enter the main residence via masterfully handcrafted slab doors that open into the foyer & soaring great room, featuring 2 of 3 fireplaces. From there the essence of true Montana living continues. The interior of this magnificent home features natural stone fireplaces with propane igniters, old growth Hickory flooring, an open floor plan fit for entertaining, numerous picture windows & a west facing prow over 30' high taking in the majestic Mission Mountains. To the east is the Swan Mountains & Holland Peak at 9365'. To the west, the glaciatic peaks of the Mission Mountains Wilderness. Aspen, Birch, Larch, Ponderosa Pine & Doug Fir are meticulously used throughout the home & guest quarters capturing true natural elegance with detailed craftsmanship. A mile of Cooney Creek's rippling waters run through the property year-round, nurturing scores of young Bull Trout as they make their way to the Swan River. According to a Feb 2007 news release by The Vital Ground Foundation, Cooney Creek contains one of the few remaining genetically pure strains of West Slope Cutthroat trout in the Swan Valley & constitutes important rearing habitat for juvenile bull trout & other, less sensitive fish species.

- Street Address : 495 COONEY TRAIL
- Lot Size Acres : 87.05 Acres
- Postal / Zip Code : 59826
- Lot Size Square Feet : 3791898 square feet
- State / Province : Montana
- Dwelling : Yes
- County : Missoula
- (Assessor) Parcel Number : 0003846800
- Closest City : Condon

Home Info

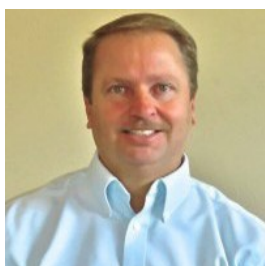
- Year Built : 2005
- Building Features : Outbuildings
- Square Feet Main House : 6134 square feet
- Baths : 3
- Bedrooms : 4
- Half Baths : 2
- Elevation : 0

Taxes

Tax Year : 2019

Estimated Taxes per year are \$10,238.00

Broker Info



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Scott Kennedy is an accomplished and successful Real Estate Broker/Investor for over 30 years, specializing in recreational and investment opportunities. Scott has extensive knowledge in listing real estate and selling Montana properties, along with expertise in 1031 Deferred Like-kind Exchanges, Tax Advantaged Conservation Easements, and Habitat Conservation. Scott works with his team of personal assistants and staff who are dedicated to the lofty goal of excellence. Scott has obtained his Certified Residential Specialist (CRS), the most coveted degree in real estate. He also has earned many other certifications such as the Graduate Real Estate Institute (GRI), Recreation and Resort Specialist (RRS), and a Certified Tennessee Graduate (CTG). Scott believes in giving back to the community through involvement to charitable organizations. Scott is a Gold Level Sponsor of the Rocky Mountain Elk Foundation.

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