



## **Fabulous Flathead River Home, Flathead County, Montana, 0.4 Acres**

**\$739,000**

- Fishing, Lake/Pond

Fabulous Flathead River slough frontage and Teakettle Mountain views for this nearly new custom home. Over 150 feet of tranquil river shoreline with gentle access to the water's edge. Almost 5,000 square feet of top of line finishes and well planned features, like the massive covered back deck, rock fireplace, wood floors and ceilings, granite counters, subtle lighting details, and heated tile in the master bath. In addition to having all the amenities on the main floor, there is a mother-in-law apartment that can either be used separately, with its own entrance, or as part of the home. Other elements include soft-close cabinets, a custom solid wood front door with stained glass, 2 laundry rooms and a huge walkout lower level that can be more bedrooms and/or a second living room. There is also an indoor kennel that could easily be converted into a separate room and a lower level garage perfect for a raft, golf cart, lawn mower, work shop or more living space. All landscaped and ready for you take in the tremendous views while sitting in your backyard with a fishing line in the river

### **Main Info**

- Street Address : 763 River Avenue
- Lot Size Acres : 0.4 Acres
- Postal / Zip Code : 59912
- Dwelling : Yes
- State / Province : Montana
- County : Flathead
- Closest City : Columbia Falls

### **Home Info**

- Year Built : 2016
- Baths : 2
- Square Feet Main House : 4674 square feet
- Half Baths : 1
- Bedrooms : 4
- Elevation : 0

### **Taxes**

Tax Year : 2017

Estimated Taxes per year are \$3,737.00

Section 16, T30N, R20W, Riverview Subdivision Addition 1, Block 7, Lot 8-9

#### Broker Info



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

**Clearwater Properties**

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**Co-listing with: Clearwater Properties, Jennifer Leavitt & Barb Sullenger**

Mark and Jeannette bring the ideal combined expertise in all areas of real estate to make up the Montana Dream Team! Mark is a hunting guide in NW Montana and brings the unique skill sets of hunting, fishing, trapping, home construction, and extreme back country recreation. He specializes in bare land and hunting and fishing properties. Jeannette was born and raised on a cattle ranch in western Montana and graduated with her Master's degree from the University of Montana. She has a diverse background in education, ranching, healthcare administration, and life coaching. She has been in real estate for 18 years, has her brokers license, and is the Montana Regional manager for Clearwater Montana Properties. Jeannette is on the Sanders County Community Development Board of Directors and is passionate about helping local communities grow and thrive, while retaining the unique recreation and cultural aspects that make Montana so special. With designations including Broker, RRS, ABR, C2EX, she specializes in recreation homes and cabins, water frontage, retirement homes, and ranches. This team will help meet all of your real estate needs and focus on top notch customer service and really listening to their clients. Call, text, message or email them to begin your journey to find the perfect Montana dream property, home, cabin, retreat, or hunting/fishing property of your dreams at (406) 270-3921.

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