



Lake/Mountain Estate, Lincoln County, Montana, 7.58 Acres

\$2,125,000

- Big Game, Fishing, House, Lake/Pond, Snow sports, Timberland, Water Sports, Waterfowl, Wildlife Viewing

A UNIQUE LIFESTYLE awaits you in Northwest Montana, 20 to 60 minutes from everything essential, yet it feels, 'A WORLD AWAY', deep in the Western Rocky Mountains.

3 Int'l airports are 2.5 hours, 4 Starbucks, all shopping, 2 ski areas, 2 private jet airports, golfing, a floating 3-star restaurant & all medical services, fuel, shopping, schools, medical, Amtrak, post offices & banks are but 20 to 60 minutes away in 3 different directions.

On & above Bull Lake sits this PRIVATE Estate. An environmentally pristine, Architectural Digest Quality home w/a nice guesthouse & many other improvements, on 7.58 acres right next to 94,000 acres of the Congress designated, heavily timbered, Cabinet Mountain Wilderness & a 2000 acre Wildlife, Winter Reserve System. It overlooks a 5+ mile long, natural lake & living here is like a daily trip through the French Alps by train or car.

5 updated, upgraded, well-maintained, separate, unique, wood/natural stone & glass structures make up about 7,200 total sq' of beautiful, matching improvements which are on a national park-like, SPECTACULAR, CRAGGY PEAKS/LAKE VIEW setting.

Elk, deer, moose, eagles, big horn sheep, bears, wolves, lynx, cougars, falcons, swans & other wild animals/birds visit regularly. The electronically gated, paved drive, 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.

Underground commercial power lines w/back-up power, 2 icy pure water wells, a 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, beautiful mountain/lake, Northwest Montana 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, a MBR solarium, steam room/jacuzzi master bath & an eat-in or out kitchen with 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' , open sided, BBQ, big game viewing pavilion is sited above both homes.

Hiking, photography, big game hunting, fishing, x-country skiing, ice skating, swimming, boating, kayaking & snowmobiling are some of the many hallmarks of this pristine, little-known, year-round, LOW-user, MT Highway 56 accessible region. And it's near to North Idaho resorts & a Tahoe size lake too.

Main Info

- Street Address : 17375 Bull Lake Rd.
- Lot Size Acres : 7.58 Acres
- Postal / Zip Code : 59935
- Dwelling : Yes
- State / Province : Montana
- County : Lincoln
- Closest City : Troy

Home Info

- Year Built : 1998
- Building Features : Outbuildings
- Bedrooms : 3
- Baths : 3
- Elevation : 2500

Taxes

Tax Year : 2019

Estimated Taxes per year are \$8,200.00

S4, T28 N, R33 W, TR-1A IN W2SE, COS 2454 AND PARCELS B&C, COS 3189 AND BLA PARCEL COS 3303, *5985*, 7.58 Acres

Broker Info



Wayne Heaton

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Co-listing with: Clearwater Montana Properties, Mark and Jeannette Smith

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Wayne's experience in residential, commercial, ranch, land, leases, along with experience in 1031 exchanges, conservation easements and a true appreciation for Montana, makes Wayne a natural choice. Since relocating to Montana in 1995, Wayne Heaton has put his previous 20+ years of experience in sales and marketing to use in the field. Joining the Clearwater Montana Properties, Inc. team in 2001, Wayne's background in business management, commercial development, residential development, and construction has made him a top successful sales agent. Wayne's willingness to go the distance for his clients and his ability to be a traveling broker has earned him listings and sales throughout the state of Montana. When he is not listing and selling, Wayne is an avid member of the Rocky Mountain Elk Foundation and has spent countless hours fundraising and volunteering both time and knowledge for the benefit of Montana's elk. Wayne is an enthusiastic elk hunter, taking the time and patience to seal the deal, much like his persistence in real estate.

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