



## **Cabinet Mountain Chalet, Sanders County, Montana, 39.82 Acres**

**\$350,000**

- Big Game, House, Wildlife Viewing

Beautiful, top-of-the-mountain chalet. Exquisite finishes and unparalleled views of the local landmark, Baldy Mountain. Creative, lovely stone work lends the bathroom and hearth areas the feeling of a rocky stream bed, complete with fresh bear prints. Soaring ceilings with Scandinavian style wood beams. Outstanding 360 degree views. Complete state-of-the-art off-grid system. An adjoining storage shed houses a back-up generator. Solar panels on the roof and wood heat inside for added comforts. The almost 40 very private acres is surrounded on all sides by wilderness lands. Ideal recreational property in the heart of all things Montana.

### **Main Info**

- Street Address : 175 Bear Trail Ln
- Lot Size Acres : 39.82 Acres
- Postal / Zip Code : 59859
- Lot Size Square Feet : 1734559 square feet
- State / Province : Montana
- Dwelling : Yes
- County : Sanders
- (Assessor) Parcel Number : 1815
- Closest City : Plains

### **Home Info**

- Year Built : 2014
- Baths : 1
- Square Feet Main House : 1428 square feet
- Bedrooms : 1

The home has an underground (owned) propane tank. The septic is in. No well. Non-potable water is via an in-ground cistern and the fill tank is included with the sale of the home. Complete off-grid system with solar panels & a generator. The appliances are propane.

### Taxes

Tax Year : 2017

Estimated Taxes per year are \$1,260.00

### Broker Info



#### Mark and Jeannette Smith

Clearwater Montana Properties

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**Co-listing with: Clearwater Properties, Mary Halling & Judy Woolley**

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 20 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, GRI, 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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