



## Dream Weaver, Lincoln County, Montana, 3.62 Acres

**\$365,000**

- Big Game, Fishing, House, River Frontage, Wildlife Viewing

Dream weaver, woven straight out of the cloth of MT, surrounded by trees & abundant wildlife. Impeccable, well-cared for, ranch style home sits on 3.62 acres with 200' of Yaak River frontage below. This 3 bed, 2 bath home has vaulted ceilings with skylights & tube lighting throughout that drench the home in radiant light. The kitchen counters are soapstone, pine cabinets & updated stainless steel appliances. Heated with a wood stove, propane central heat & custom portable AC. Attached 2 car garage & new detached 30x40x14 shop with 6" concrete floor, wood stove, 100 AMP, 110/220 electrical installed & LED overhead shop lights. 10x20 office/craft room that is plumbed & heated. 2 - 10x20 Dutch storage barns, 60x14x14 covered RV storage. Beautiful views of Yaak River from the secret garden, large back yard, a fenced 30x20 garden area, close to USFS access. Front & back redwood decks, the back deck cascades into a natural, local stone patio.

### Main Info

- Street Address : 8484 Yaak River Road
- Lot Size Acres : 3.62 Acres
- Postal / Zip Code : 59935
- Lot Size Square Feet : 157687 square feet
- State / Province : Montana
- Dwelling : Yes
- County : Lincoln
- (Assessor) Parcel Number : 0000000469
- Closest City : Troy

### Home Info

- Year Built : 1997
- Baths : 2
- Square Feet Main House : 1255 square feet
- Bedrooms : 3

### Taxes

Tax Year : 2018

Estimated Taxes per year are \$1,627.00

### Broker Info



#### Sharon Denton

**Clearwater Montana Properties**

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Sharon has enjoyed working in real estate for the past seven years, working in Montana, Idaho and Missouri. Raised in Missouri, moved to Montana in 1976. Married with four children, nine grandchildren and three great-grandchildren. Served in numerous volunteer positions including Chief Dispatcher and Reserve Deputy with Lincoln County Sheriff's Office and David Thompson Search and Rescue including First Responders in the Yaak area. Held numerous positions in the local churches. Troy Museum and Visitors Center volunteer. President of the Troy Glass Art Guild. Stained glass teacher for the Troy Adult Education program.

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