



## McCaffery Lake Living, Flathead County, Montana, 21.32 Acres

**\$679,000**

- Fishing, House, Lake Frontage, Lake/Pond, Upland Bird, Water Rights, Waterfowl, Wildlife Viewing

Enjoy lake living at its finest on this 21.32 acre, sprawling property boasting 1252+ lineal feet of McCaffery Lake shoreline. This 5 bedroom, 5 bath home features end-of-the-road privacy, a large downstairs, walk-out/daylight basement and upstairs living/family rooms. The spacious home is situated to capture stunning mountain and lake views. The rock fireplace, spanning two levels, is the focal point of the home. A brand new ground source heat pump provides efficient heating and cooling year-round. Relish nature from the large deck with expansive lake and mountain views. The lake fishery contains perch, Northern pike and crappie, waterfowl includes wood ducks and Canadian gees. A Conservation Easement is in place.

### Main Info

- Street Address : 235 McCaffery Lake Lane
- Lot Size Acres : 21.32 Acres
- Postal / Zip Code : 59911
- Dwelling : Yes
- State / Province : Montana
- (Assessor) Parcel Number : 0972205
- County : Flathead
- Closest City : Bigfork

### Home Info

- Year Built : 1976
- Building Features : Outbuildings, Garage
- Square Feet Main House : 3624 square feet
- Baths : 5
- Bedrooms : 5
- Half Baths : 1

Information is deemed to be reliable, but not guaranteed. Buyers and their agents are encouraged to conduct due diligence.

### Taxes

Tax Year : 2018

Estimated Taxes per year are \$3,370.00

### Broker Info



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

**Clearwater Properties**

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**[cmpmontana.com](http://cmpmontana.com)**

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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