



Western Montana Blackfoot River Home, Missoula County, Montana, 0.79 Acres \$575,000

Rare opportunity to own a home on the big Blackfoot River. Beautiful landscaped yard gently sloping to the 125+ feet of prime river frontage. Many upgrades in last 10 years including remodeled: kitchen with hickory cabinets and granite counter on island, replaced the windows, electrical, bathrooms and deck. Upgrades in last 3 years: metal roof and hardieplank siding. Spacious living room with generous windows overlooking the landscaped yard and river, large brick wood burning fireplace and sliding doors to the nice covered deck. Master bedroom, guest bedroom and washer dryer on the main floor as well. The large master bedroom has river views and sliding doors to the covered deck. Walk-out daylight lower level has an equally large family room, gas brick fireplace, lovely spacious guest bedroom overlooking the yard and river, bonus room and large organized storage room. Out the sliding doors the covered patio makes for relaxing and easy yard and river access. Underground sprinklers and drip irrigation in place to make yard and flower bed watering a breeze. AC in the master bedroom and living room. Gentle river frontage with impressive rock outcroppings and USFS on the far side of the river. Tastefully remodeled and very well maintained home. Wonderful home for entertaining family and friends. You can float right to the Kettlehouse Brewery and amphitheater for concerts. Really

comfortable country living yet only 10 minutes to the Van Buren exit in Missoula.

Main Info

- Street Address : 3009 River Bend Dr.
- Lot Size Acres : 0.79 Acres
- Postal / Zip Code : 59823
- Dwelling : Yes
- State / Province : Montana
- County : Missoula
- Closest City : Missoula

Taxes

Tax Year : 2018

Estimated Taxes per year are \$3,949.00

Broker Info



John Horton

Clearwater Montana Properties

(P:) 406-721-5300

(M:) 406-550-7300

John@CMPMontana.com

cmpmontana.com

John has many years of extensive continuing education in real estate related fields. He worked his way through college and graduate work as a professional guide in Montana and Alaska. After school John continued his guiding career in Montana, as well as guiding and managing a lodge in Alaska for 7 years. John's guiding career morphed into an international booking agency specializing in adventure travel and fly fishing around the world. John grew up in Winona, Minnesota, and moved to Missoula, Montana, in 1976 to attend the University of Montana. He facilitates wilderness wellness trips for conflict resolution, communication, self and business improvement. He is interested in fishing, skiing, bow hunting, hiking, rafting, mountain biking, scuba diving, and introducing kids and adults to the beauty and wonder of nature.

© 1996 - 2018 Sports Afield Trophy Properties. All Rights Reserved Please read Sports Afield Trophy Properties Privacy Policy and Legal Notices.

All real estate advertised herein is subject to the Federal Fair Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."