



**Western Montana Spectacular Riverfront Property, Missoula County, Montana, 8.3 Acres**  
**\$695,000**

- Fishing, House, River Frontage, Stream/River, Wildlife Viewing

Dream big and come home to this wonderful home sitting on the banks of the beautiful Swan River. Throw a line in the crystal clear water just feet from your back door or enjoy the beauty and soothing sound from the comfort of the spacious back deck! This lovely ranch style home was built in 1994 and has had many updates the past few years, including a new roof, new flooring in the main living areas and new countertops. There are two bedrooms, an office/bonus room and two bathrooms, as well as an open concept Kitchen, Dining and Living room with a large bar area. Nearly every room in the home enjoys wonderful views of the river! Security cameras and smoke alarms provide an added level of security and comfort. An attached two car garage is easily accessed from the home and has room for extra storage. Just outside the main home is an adorable log structure, just off the river, that is currently used as a conditioned wine storage and tasting room but could easily be converted into a very comfortable sleeping cabin, yoga space, craft area, etc. Bring your ideas and make it your own! Just up from the main house there is a quaint, and comfortable, 2 bedroom, 1 bathroom guest cabin with full kitchen, dining area and living room, looking out to a deck that sits above the Swan River and provides gorgeous views down the river and of the Mission Mountains to the West. The property consists of 6 different lots totaling approximately 8 acres, with the house on one lot and the guest cabin on another. The Seller is currently evaluating a more optimum lot configuration and property tax result. This is a must see property! Being able to live this close to the Swan River, with surrounding acreage that protects the property's privacy, no visible neighbors from the main home and being easily accessed year round are qualities that when put together in this lovely of a package, make for a rare and coveted property in the scenic Swan Valley, built to be seen and enjoyed!

- Street Address : 226 General Pulaski
- Lot Size Acres : 8.3 Acres
- Postal / Zip Code : 59826
- Dwelling : Yes
- State / Province : Montana
- County : Missoula
- Closest City : Condon

#### Broker Info



#### Lacey McNutt

**Clearwater Properties**

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**Co-listing with: Clearwater Properties, John Keller**

Member of the National Association of Realtors Member of the Montana Association of Realtors Member of the NW Association of Realtors Full-time resident and REALTOR in the Swan Valley 5th generation Montanan Attended Helena College Rocky Mountain Elk Foundation Member Member of the Swan Valley Emergency Services Member of the Swan Valley Community Council 2016-17 PTA President for Swan Valley School Resort & Recreation Specialist, RRS Enjoys hunting, fishing, riding horses, camping and packing into the Bob Marshall Wilderness Lives, works and plays year-round in the beautiful Swan Valley with her husband and son

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