



## Craws Nest Loop, Sanders County, Montana, 0.86 Acres

**\$749,000**

This beautiful executive home with private views of Graves Creek feeding into the Noxon Reservoir with the beautiful mountain backdrop is a MUST SEE. With Noxon Reservoir access & shared boat dock use within walking distance, this low maintenance and well insulated home on .86 acres is the perfect getaway. This well built custom home's beautiful gourmet kitchen is appointed with commercial appliances including oversized sub zero refrigerator and freezer, large Jen-Air propane range and much more. There are tray ceilings in living room, family room, master bedroom and kitchen with over 100 recessed lights throughout the home and outside living spaces. Master bedroom has direct access to the decks and the oversized master bath tile shower and flooring are heated.

The lower level walkout has 9ft ceilings with fireplace in the family room entertainment media area with plenty of space for pool table and workout equipment. Two spacious downstairs bedrooms each have their own sinks and share a Jack & Jill bathroom. Approaching the 1400+ sq. ft. three car garage with work shop you will find beautiful stamped concrete. All Montana outdoor activities are a short distance. Enjoy 4 wheeling, hiking, fishing, hunting to name just a few. Local wildlife - deer, elk, turkeys, bald eagles - traverse the area. This home offers the perfect blend of modern conveniences, peace and quiet, wildlife, and the soothing sounds of Graves Creek right out your back door.

### Main Info

- Street Address : 15 Craws Nest Loop
- Lot Size Acres : 0.86 Acres
- Postal / Zip Code : 59873
- Dwelling : Yes
- State / Province : Montana
- (Assessor) Parcel Number : 6263
- County : Sanders
- Closest City : Thompson Falls

### Taxes

Tax Year : 2019

Estimated Taxes per year are \$4,640.00

County records

## Broker Info



### Mark and Jeannette Smith

**Clearwater Properties**

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

### Co-listing with: Jenniifer Thrash

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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