



## **Kootenai River Acres, Lincoln County, Montana, 6.88 Acres**

**\$625,000**

- Fishing, House, River Frontage, Wildlife Viewing

Kootenai River Acres awaits. Make Montana your home with 300 feet of fantastic fishing and water sport access along the Kootenai River. Don't miss this generous 2892 sq. foot 4-bedroom 4-bath home on 6.8 acres located only five minutes from Troy. Custom railings on the deck offer a beautiful and safe space to view Kootenai River and the Cabinet Mountains as you dine or relax. Hot tub on the patio offers river & mountain views too. Work from home in the office (could also be a 5th bedroom) in the finished, walk-out, daylight basement. This home isn't lacking any amenities with main floor living, 9 ft. ceilings, open concept floor plan, solid cherry custom cabinets, granite kitchen sink with all new stainless appliances. Beautiful custom staircase is a showpiece on the main floor. Stay cool in the summer and warm in the winter with two Mitsubishi mini-splits. If you need a little extra warmth, the wood stove in the basement adds toasty warm floors to the main level. In-ground sprinklers make watering the yard a breeze and enjoy sitting on the front porch while the water feature bubbles softly in the background. Bring your outside toys because there is plenty of room in the 32X32 oversized garage with insulated workshop and the 24X36 pole building. There's also tons of room for your horses, or other outdoor critters, in addition to a lovely riverfront cedar forest to wander and enjoy.

**Main Info**

- Street Address : 2231 River Rd
- Lot Size Acres : 6.88 Acres
- Postal / Zip Code : 59935
- Lot Size Square Feet : 299867 square feet
- State / Province : Montana
- Dwelling : Yes
- County : Lincoln
- (Assessor) Parcel Number : 0000013509
- Closest City : Troy

### Taxes

Tax Year : 2019

Estimated Taxes per year are \$3,975.00

### Broker Info



#### Sharon Denton

Clearwater Montana Properties

(P:) 406-295-5500

(M:) 406-291-6719

[ssdenton@cmpmontana.com](mailto:ssdenton@cmpmontana.com)

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

**Co-listing with: Clearwater Properties, MT, Josie Hermes**

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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