



**Cabinet Mountain Oasis, Sanders County, Montana, 20.00 Acres**

**\$845,000**

- Big Game, House, Timberland, Upland Bird, Waterfowl, Wildlife Viewing

Take in the stunning Cabinet Mountain Wilderness views and watch the abundant wildlife from your hot tub on the covered wrap around porch on this Montana dream property! Your private oasis awaits from this one of a kind 20-acre parcel that is quiet, secluded and is surrounded on 3 sides by timber company land. Porcupine Creek bubbles through it providing a tranquil reprieve. The 3 bed 2 full bath home also has an office, two bonus rooms, and an attached 2 car garage. The shop is 30 x 40 plus an additional covered wood shed with extra space. The covered hot tub area is the perfect spot to take in the views of the mountains and overlooks the fenced garden/orchard area, lawn, and extensive landscaping. Located in the highly desirable Bull Lake Valley, this property is 5 minutes from fantastic Bull Lake, 5 minutes to the boat launch at tranquil Savage Lake, 10 minutes to the quaint town of Troy, minutes to USFS access and trails, and endless outdoor recreation. Enjoy horseback riding, hiking, fishing ATVing, hunting, mountain biking, kayaking, boating, and so much more, in all directions.

This 2384 sq ft home has been remodeled and upgrades include a new hot water heater, new solid wood cabinetry with soft close features, all new stainless steel appliances, new main level bathroom, and all new wood flooring on the main level. Upstairs is a large master bedroom attached to the upstairs full bathroom. Also includes two more bedrooms and two bonus rooms. The 30 x 40 shop is insulated, has a cement floor, and is wired for a generator or can be hooked into electricity.

Enjoy your rocked firepit area as well as a full sized zen rock garden.

Approximately 1000 feet of Porcupine Creek runs through the property creating your own fairy tale forest and great wildlife habitat. This is a year-round creek. The beautiful forested 20 acres includes lots of rare Hemlock & Cedar trees, including a

lovely cedar grove surrounding a natural pond.

There is a well and a cistern on the property. No covenants or restrictions, so bring the pets and animals and plenty of room for other structures or development. Schedule a showing today!

### Main Info

- Street Address : 760 Hamoaka
- Lot Size Acres : 20.00 Acres
- Postal / Zip Code : 59935
- Dwelling : Yes
- State / Province : Montana
- (Assessor) Parcel Number : 5793
- County : Sanders
- Closest City : Troy

### Home Info

- Year Built : 1980
- Building Features : Shop, Outbuildings, Garage
- Square Feet Main House : 2384 square feet
- Baths : 2
- Bedrooms : 5

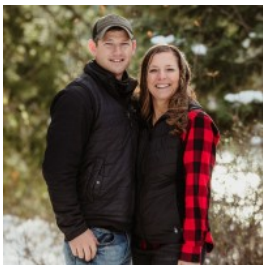
### Taxes

Tax Year : 2021

Estimated Taxes per year are \$2,159.00

Per county records

### Broker Info



#### Mark and Jeannette Smith

Clearwater Properties

(P:) 406-847-3400

(M:)406-270-3921

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

[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 after working for years as a real estate salesperson, has recently obtained her broker's license. 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. 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. Give us a call today to find the home, cabin, retreat, or hunting/fishing property of your dreams at (406) 270-3921.

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