



## **Impressive Log Home in Butte, Montana, Silver Bow County, Montana, 20.29 Acres**

**\$2,499,000**

- Big Game, Equestrian, House, Off-Road, Snow sports, Wildlife Viewing

Introducing an exceptional opportunity in Butte, Montana—a stunning, brand-new log home situated on 20 acres. This impressive property features 4 bedrooms, 5.5 bathrooms, and a walk-out basement, meticulously crafted with logs and home plans from Lazarus Log Homes in Whitefish, Montana. Built in 2024 and recently occupied for 2 months, the home and garage are insulated with Corbond for optimal energy efficiency, complemented by sturdy 10-inch logs. The interior showcases a beautiful kitchen and dining area seamlessly integrated with the living space, enhanced by abundant natural light through expansive windows. The main level includes a convenient laundry room and a cozy gas fireplace. A triple car finished garage with a 25-foot apron offers extensive storage and parking. Additionally, a 30'x40' Corbond-insulated shop with 3 overhead doors and a service door awaits, perfect for storing Montana toys. Landscaping, including a stamped concrete patio on the north-facing front side, is scheduled to commence soon. The basement is designed for flexible living, featuring plumbing for a kitchen, air conditioning, a heater, and an on-demand hot water tank. The property benefits from a productive well yielding 25 gallons per minute with a 60-gallon pressure tank, supplemented by an owned underground 1000-gallon propane tank. An annual HOA fee of \$400 covers road maintenance, ensuring year-round accessibility. Located just minutes from town, this property offers frequent wildlife sightings, including moose, deer, and elk, visible from the spacious deck and patio. Its proximity to State and BLM lands provides endless recreational opportunities. Whether you're entertaining guests or seeking tranquility amidst nature, this meticulously designed home offers the perfect backdrop for your Montana lifestyle.

- Street Address : 9 Nordic Trail - Butte, MT
- Lot Size Acres : 20.29 Acres
- Postal / Zip Code : 59701
- Lot Size Square Feet : 883832.4 square feet
- State / Province : Montana
- Dwelling : Yes
- County : Silver Bow
- (Assessor) Parcel Number : 0001697180
- Closest City : Butte

### Home Info

- Year Built : 2024
- Building Features : Garage
- Square Feet Main House : 2670 square feet
- Baths : 5
- Square Meters Main House : 248.05 square meters
- Half Baths : 1
- Bedrooms : 4

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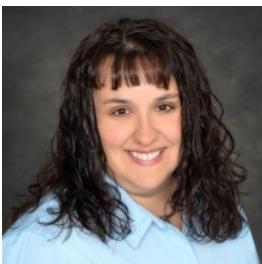
### Taxes

Tax Year : 2024

Estimated Taxes per year are \$6,000.00

TBD first year with home and not just vacant land

### Broker Info



#### Kurry Mills Hoffman

Clearwater Montana Properties

(P:) 406-299-3300

(M:) 406-490-3448

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

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

Kurry is born and raised in Butte, Montana. Raised on a ranch in the Pipestone Valley, Kurry has a deep sense of the Montana way of life. Kurry is a proud wife and mother to two boys and four girls. She has been practicing real estate in Butte since 2014. When Kurry isn't practicing real estate, you can find her camping, boating, or sleigh riding. She believes in family, experience, and the Montana adventure!

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