



## River Retreat, Lincoln County, Montana, 1.25 Acres

**\$599,000**

- Fishing, House, River Frontage, Timberland, Upland Bird, Waterfowl, Wildlife Viewing

Revel in the charm of river life in this lovely brick home privately tucked away on 1.25 wooded acres. With ample room on the main floor, it's perfect for family gatherings while soaking in the wild, cerulean Kootenai River. A recent updated family room with large windows allow a breathtaking view of the changing seasons and teeming Montana wildlife. The home boasts of 2600 square feet with many upgrades, including newly installed vinyl plank flooring, newer stainless steel appliances, even an oven with WIFI, updated tile bathroom, and a large master ensuite with its own updated bath. Sip your coffee relaxing on the expansive Trex deck while drinking in the beauty of your own private oasis with the possibility of Big Horn sheep dozing on the lawn. With recently installed ducted heat pumps in addition to both a pellet and wood stove, you will be comfortable no matter the season. The finished walk-out basement features plenty of room for guests with bedrooms and office space with an additional full bathroom and a custom bar. Retire to the enclosed spa room to relax in your own jacuzzi. With over an acre of property, there are mature fruit trees, a fenced garden, in-ground sprinklers, a fire pit overlooking the river, a heated dog house for your four-legged friends, and even a shooting range. Park your RV in a 12x30 pole barn with an additional storage shed for your lawn machinery. Truly embrace the Montana adventure with a boat launch conveniently located just a mile away, plus ample hiking trails and lakes, and skiing available on Turner Mountain, all at your fingertips. If you have ever dreamed of living on the water and thought it was out of your reach, this home is the perfect property for you to love.

- Street Address : 5607 Kootenai River Rd
- Lot Size Acres : 1.25 Acres
- Postal / Zip Code : 59923
- Dwelling : Yes
- State / Province : Montana
- (Assessor) Parcel Number : 11334
- County : Lincoln
- Closest City : Libby

### Home Info

- Year Built : 1983
- Baths : 2
- Square Feet Main House : 2600 square feet
- Half Baths : 1
- Bedrooms : 2

IT IS RECOMMENDED THAT ALL BUYERS AND BUYER'S AGENTS VERIFY ALL INFORMATION PROVIDED TO THEM REGARDING THIS PROPERTY TO THEIR SATISFACTION. THIS INFORMATION IS PROVIDED BY OUTSIDE SOURCES AND DEEMED RELIABLE BUT NOT WARRANTED BY LISTING AGENT OR LISTING AGENCY.

### Taxes

Tax Year : 2023

Estimated Taxes per year are \$3,257.00

### Broker Info



#### Mark and Jeannette Smith

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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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