

\$3,575,000 - 688 Cutthroat Trail, Victor

MLS® #30027571

\$3,575,000

4 Bedroom, 5.00 Bathroom, 6,437 sqft

Residential on 20.70 Acres

N/A, Victor, MT

A multi-award-winning (including people's choice and best craftsmanship) custom home where those who have a true appreciation of quality, will fall in love. The attention to detail, and thoughtful design make this home a standout. Upon arrival you are greeted with an expansive covered back porch and patio, surrounded by trees, and the sound of rushing water. Once you reach the home you'll find a fenced garden with shed, underground irrigation and landscaping, and the entry crafted with beautiful Montana stone.

Sitting on 20 acres, on the base of a mountain it is private, peaceful and still. Bordering Fred Burr creek enjoy

Entering you'll find custom metal stair rails, vaulted ceilings, custom wood doors, 4 bedrooms, 4.5 bathrooms, and space for just about anything. The same warm and natural colors are displayed through out with wood floors, stone fireplaces, beams, and tasteful granite. The living room boasts expansive views and opens to the dining, sunroom, and patio. The kitchen is a room of its own with two islands, two ovens, high-end Miele appliances, built-in wine rack, main sink, prep sink, two tone cabinets, and beautiful finishes (like a copper sink!). For those who love to cook or host - you're going to love it.

The main living is spacious and flows seamlessly with natural light and framed views into the dining and sun room. Once you settle in you will find yourself unwinding in the sun-room, listening to the creek on the deck,



or grilling up a delicious meal for friends and family. On the lower level there is almost another whole house! With 2 more bedrooms, 2 more bathrooms, and a living room with another fireplace. Need an office or hobby room? Check! If you need drinks or a snack just head into the kitchenette. Entertainment? Well, you'll be happy to find a TV/theater room, game table or pool table area, and easy access to the backyard with a fire ring. Over the garage is a bonus/music room waiting to be used for your passions and/or collections. Overall, this home is where Montana rustic, meets quality, meets luxe living.

For the fisherman:

Fred Burr Creek is a free stone creek that comes from the Selway/Bitterroot Wilderness. It mostly has West Slope Cutthroats with some Brook and Brown Trout.

For the survivalist:

Equipped with a 20K automatic-on generator, and cistern tanks that hold 4,000 gallons (two 2,000 gal tanks) of water! The security system from Mission Valley Security has moisture and temp monitors, and it has Carbon monoxide detectors.

In the walls:

This home is equipped with a central vacuum system, propane and electric heat options. Down stairs there is radiant floor heating and a tankless water heater. There is Reverse Osmosis available. The propane tank is buried and out of sight. Installed is Star Link Wi-Fi with boosters throughout. The Owners have had appliances and systems checked, updated, and have continued routine maintenance. Prime example of pride-of-ownership.

Built in 2011

Essential Information

MLS® #	30027571
Price	\$3,575,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	6,437
Acres	20.70
Year Built	2011
Type	Residential
Sub-Type	Single Family Residence
Style	Multi-Level, Tri-Level
Status	Active

Community Information

Address	688 Cutthroat Trail
Subdivision	N/A
City	Victor
County	Ravalli
State	MT
Zip Code	59875

Amenities

Utilities	High Speed Internet Available, Underground Utilities
Features	Fishing
Parking	Additional Parking, Garage, Garage Door Opener
# of Garages	2
Garages	Attached
View	Mountain(s), Trees/Woods
Is Waterfront	Yes
Waterfront	Creek, Waterfront

Interior

Interior Features	Fireplace, Main Level Primary, Open Floorplan, Home Theater, Vaulted Ceiling(s), Walk-In Closet(s), Central Vacuum
Appliances	Dishwasher, Freezer, Microwave, Range, Refrigerator, Water Purifier, Washer
Heating	Forced Air, Gas, Propane, Radiant Floor, Stove, Wood Stove
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	2
Stories	Two
Basement	Walk-Out Access

Exterior

Exterior Features	Built-in Barbecue, Barbecue, Fire Pit, Garden, Rain Gutters
Roof	Metal
Construction	Wood Frame
Foundation	Poured

Additional Information

Date Listed	June 1st, 2024
Days on Market	509