

\$899,900 - 1059 Grizzly Mountain Road, Missoula

MLS® #30033883

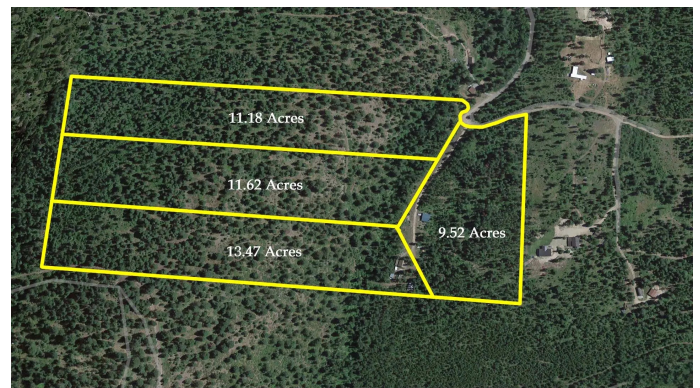
\$899,900

4 Bedroom, 2.00 Bathroom, 2,153 sqft

Residential on 45.79 Acres

N/A, Missoula, MT

This property is truly a hidden gem in Western Montana. Located just 20 miles from downtown Missoula and situated in a private, timbered forest at the base of Charity Peak, 1059 Grizzly Mountain Road offers a considerable amount of current, tangible value and a significant amount of potential future value as well. The offering includes four subdivided and adjacent tracts of land totaling 45.79 acres. The four tracts of land range in size from 9.52 acres to 13.47 acres. Please note that there are no covenants attached to this land and it is currently unzoned as well. Perhaps most importantly, each tract of land shares a property line and access into the Confederated Salish and Kootenai Tribal Land and subsequent access into US Forest Service land. Therefore, with the appropriate licenses, the new owners of this property will be able to experience 8,000 acres of rugged, Montana wilderness - from the literal back steps of this home. Beyond immediate access into Montana's forests, this property also features a year round creek, the Sim Heh Creek. "Sim-Heh", which is Salish for Grizzly Bear, is the name of a quietly meandering creek that bisects three of the four tracts of land. The water from this tributary creek is channeled in order to build a +/- 42 foot diameter pond that is located directly behind the primary residence on this property. And one should note that the current owners of this property have a provisional water right permit from the DNRC for 1-acre of lawn and garden irrigation



from this water reservoir. In addition to the land, pond, and year-round creek, the new owners of this property will also enjoy the value and comfort of a very functional, charming, and solidly built 4 bedroom, 1 1/2 bathroom residence as well as a generously sized shop. The shop is insulated, finished, and is approximately 1,200 square feet in size.

It offers a 10' foot garage door, propane heater system (not currently hooked up to propane), numerous cupboards, benches and work spaces - this shop space is honestly just waiting to be brought back to life! To be completely honest, the home on this property is really quite lovely. And if you are handy or looking to remodel, it is honestly hard to overstate how much potential this home has! The main level offers a very sizable living room, dining room, and a large main level bathroom. The kitchen features solid wood floors, plentiful wood cabinetry with hand-painted embellishments, and spectacular views of the Mission Mountains. Adjacent to the kitchen and dining room space is a long and decent-sized bonus space that is approximately 361 square feet. This space could function as a remarkable sun room, mud/gear room, or perhaps one would want to incorporate the square footage into the existing kitchen and dining room - which would make both spaces quite grand and impressive in scale. All four bedrooms are located upstairs along with a pleasant and practical half bathroom. Three of the bedrooms are very cozy, suitable, and respectable in size. The fourth bedroom has an L-shape layout and would function nicely as an in-home office, craft room, art space, or a nursery. Outside you'll appreciate the six separate out-buildings which offer a multitude of uses and nearly never-ending storage space. Lastly, the new owners of this property will certainly appreciate the low utility costs. The home is connected to a well system which was drilled in 1995 and

the attic space received twelve inches of new insulation in 2021. These improvements combined with the home's wood burning stove keep the utility costs very low while ensuring warmth and comfort throughout the winter. Located just 1.5 miles up a well-maintained dirt road, this property offers genuine privacy and considerable value. Perhaps you're looking for a personal homestead and a sanctuary from the chaos of our world. Or perhaps you'd like to explore the possibility of purchasing now but plan to sell the tracts of land separately in the future. Whatever your plan, 1059 Grizzly Mountain Road with its lovely 4 bedroom residence, generously sized shop, 45.79 acres of land, and year round creek, is certainly a property worth considering.

Built in 1987

Essential Information

MLS® #	30033883
Price	\$899,900
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	2,153
Acres	45.79
Year Built	1987
Type	Residential
Sub-Type	Single Family Residence
Style	Cabin
Status	Active

Community Information

Address	1059 Grizzly Mountain Road
Subdivision	N/A
City	Missoula
County	Missoula

State	MT
Zip Code	59808

Amenities

Utilities	Electricity Connected
# of Garages	3
Garages	Detached
View	Mountain(s), Creek/Stream, Trees/Woods
Is Waterfront	Yes
Waterfront	Creek, Pond, Waterfront

Interior

Interior Features	Fireplace
Appliances	Dryer, Microwave, Range, Refrigerator, Washer
Heating	Wood Stove
Fireplace	Yes
# of Fireplaces	1
Stories	Two
Basement	None

Exterior

Exterior Features	Dog Run, Storage
Roof	Metal
Construction	Wood Siding, Wood Frame
Foundation	Poured

Additional Information

Date Listed	September 30th, 2024
Days on Market	322