

# \$564,900 - 44 Crow Court, Troy

MLS® #30036409

**\$564,900**

4 Bedroom, 4.00 Bathroom, 4,096 sqft  
Residential on 3.53 Acres

N/A, Troy, MT

Looking to build your Montana dream home?  
Get a jump start with this started build on a stunning 3.5 acre lot in the highly coveted Lake Creek Subdivision. Full architectural plans are included to finish this 4 bedroom, 4 bathroom home with an attached 3 car garage. Design includes an independent, 1000 square foot ADU above the garage. The roof is on and the build is dried in. Well, electric, and septic are in place. Located near Troy and Libby Montana, boundless outdoor recreation awaits the new owners. Water recreation options include the famed Kootenai River, Bull Lake, Lake Koocanusa, Lake Creek access via a trail located within the community, and many others. The area also offers ample public access to an endless choice of mountains for hiking, biking, hunting and exploring. You simply **MUST** see this property to understand what a fantastic opportunity it provides.

Built in 2023

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | 30036409  |
| Price          | \$564,900 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 4         |
| Square Footage | 4,096     |
| Acres          | 3.53      |



|            |                         |
|------------|-------------------------|
| Year Built | 2023                    |
| Type       | Residential             |
| Sub-Type   | Single Family Residence |
| Style      | Modern                  |
| Status     | Active                  |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 44 Crow Court |
| Subdivision | N/A           |
| City        | Troy          |
| County      | Lincoln       |
| State       | MT            |
| Zip Code    | 59935         |

### Amenities

|              |                          |
|--------------|--------------------------|
| Amenities    | None                     |
| Parking      | Additional Parking       |
| # of Garages | 3                        |
| Garages      | Attached                 |
| View         | Mountain(s), Trees/Woods |

### Interior

|              |            |
|--------------|------------|
| Has Basement | Yes        |
| Basement     | Unfinished |

### Exterior

|            |        |
|------------|--------|
| Foundation | Poured |
|------------|--------|

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 15th, 2024 |
| Days on Market | 276                 |
| HOA Fees       | 200                 |
| HOA Fees Freq. | Annually            |