

\$3,250,000 - 144 S Shore Place, Seeley Lake

MLS® #30039659

\$3,250,000

4 Bedroom, 3.00 Bathroom, 4,350 sqft

Residential on 1.75 Acres

Placid Lake - South Shore Tracts, Seeley Lake, MT

Welcome to this rare 1.75 acre, 4350 sq ft. waterfront property, situated on the south shore of Placid Lake. The beauty and craftsmanship are obvious, but the durable and engineered construction, choice materials, energy efficiency and attention to every detail is what sets this property apart from most anything on the lake. This exquisite 4-bedroom, 3-bathroom home offers a perfect blend of luxury, artistry, and functionality. The main level features a primary suite with a private lake-view deck and a marble-adorned bathroom, open kitchen, half bathroom, dining area, living room, and sunroom. The upper level includes 3 bedrooms, a full bathroom, a large office, and an expansive rec room. Artistic touches throughout include custom plaster art reliefs, handmade copper door panels, and hand-carved wood panels. The property also has a detached shop with finished living area above. The dock shown in the pictures has been removed and a new 25x6 floating dock will be installed in early June. ~ EXTERIOR STRUCTURE, DURABILITY & UNIQUE MONTANA BEAUTY ~ The foundation is engineered and reinforced to incorporate the elevated structural support, durability, and natural beauty of locally sourced, full block, Montana Chief Cliff Stone, which covers and protects approximately 70% of the home. When used in full block applications, Montana Chief Cliff Stone offers unparalleled structural integrity and thermal



mass, enhancing your home's energy efficiency while providing a robust, enduring exterior that withstands the harshest weather conditions. This property boasts exquisite Clear Vertical Grain (CVG) Cedar siding, a premium feature that combines timeless beauty with exceptional durability that is naturally resistant to decay, insects, and weather. This siding promises long-lasting protection and minimal maintenance. The roof is a premium composite DaVinci Slate installed in 2020, offering unparalleled protection and timeless elegance. This roof is built to last, with a lifetime limited materials warranty, boasting a Class-A fire rating and the highest Class- 4 impact rating. Designed to withstand winds up to 110 mph, it has passed rigorous tests, including Miami-Dade County and High-Velocity Hurricane Zone standards.

~ INTERIOR BEAUTY, STRUCTURE & ENERGY EFFICIENCY ~ Discover the enduring beauty and strength of completely custom post-and-beam construction, a time-honored method forming the backbone of traditional timber framing. This robust and visually striking structure features large, horizontal beams supported by vertical posts, all elevated by the use of mortise-and-tenon joints—a classic wood joinery technique known for its exceptional strength and durability. What sets this approach apart is the careful selection of wood "free of center heart," ensuring the most stable, crack-resistant portions of the wood are used. By avoiding the tree's center heart or pith, these beams are less prone to warping or splitting, enhancing both the structural integrity and longevity of your home. This meticulous process also ensures a more uniform and visually appealing grain, adding to the overall aesthetic charm of exposed timber elements. Additionally, this home is equipped with a whole-home air exchange system, ensuring a continuous flow

of fresh air while maintaining optimal indoor air quality. Paired with spray foam urethane insulation, this system not only provides superior energy efficiency and noise reduction but also actively removes stale air, pollutants, and excess moisture, creating a healthier and more comfortable living environment. This combination of post-and-beam construction, meticulously selected wood, advanced air exchange, and cutting-edge insulation technology results in a home that is as durable as it is inviting, ideal for those who value both tradition and modern innovation in their living space.

~ CUSTOM INTERIOR CRAFTSMANSHIP & ELEGANCE ~

This property is a true masterpiece, showcasing the beauty and strength of vertical grain fir in every detail. The main floor living room features an exquisite ellipse self-supporting staircase, elegantly set against a curved rock wall, highlighting the refined charm of this exceptional wood.

Throughout the home, custom vertical grain fir baseboards and casings provide a sleek, consistent appearance, while the custom-made walk doors with beveled glass transoms add a touch of timeless elegance. Vertical grain fir is celebrated for its straight, uniform grain, offering not only a sophisticated aesthetic but also remarkable durability and dimensional stability. This ensures the wood maintains its form and resists warping or twisting over time, making it perfect for high-traffic areas and stress-prone applications. These bespoke elements combine to create a home where beauty and long-lasting performance are seamlessly integrated, offering an unparalleled living experience.

Built in 2003

Essential Information

MLS® #	30039659
Price	\$3,250,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	4,350
Acres	1.75
Year Built	2003
Type	Residential
Sub-Type	Single Family Residence
Style	Other
Status	Active

Community Information

Address	144 S Shore Place
Subdivision	Placid Lake - South Shore Tracts
City	Seeley Lake
County	Missoula
State	MT
Zip Code	59868

Amenities

Amenities	None
Utilities	Electricity Connected, High Speed Internet Available, Propane, Phone Connected
Parking	Additional Parking, Heated Garage
# of Garages	2
Garages	Attached
View	Lake, Mountain(s)
Is Waterfront	Yes
Waterfront	Lake, Waterfront

Interior

Interior Features	Fireplace, Main Level Primary, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dryer, Microwave, Range, Refrigerator, Water Softener, Water Purifier, Washer
Heating	Baseboard, Electric, Radiant Floor, Zoned

Fireplace	Yes
# of Fireplaces	1
Stories	Two
Basement	Crawl Space

Exterior

Exterior Features	Dock, Propane Tank - Leased
Roof	Composition
Construction	Cedar, Foam Insulation, See Remarks
Foundation	Poured

School Information

District	District No. 34
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Additional Information

Date Listed	May 6th, 2025
Days on Market	114
HOA Fees	300
HOA Fees Freq.	Annually