

\$998,888 - 74 View Point Lane, Trout Creek

MLS® #30044225

\$998,888

3 Bedroom, 2.00 Bathroom, 3,048 sqft
Residential on 39.15 Acres

N/A, Trout Creek, MT

Motivated Seller wanting a quick close. Cash consideration offered.

Dreaming of wide-open spaces beneath the big Montana sky? Look no further! This stunning 39.15-acre property is your gateway to nature's paradise. Nestled against the National Forest, it invites herds of elk, deer, and turkey to visit year-round, offering you a front-row seat to Montana's wildlife wonders.

Step into your fully remodeled log home, designed with an open concept for modern living. With 3 spacious bedrooms, 2 full baths, and vaulted ceilings, gun safe, this home blends rustic charm with comfortable elegance. The kitchen is a chef's dream come true, complete with a massive quartzite island, a professional-grade griddle/oven combo, a two-tiered six-burner oven combo, and even a deep fryer. Whether you're a culinary artist or an everyday foodie, this kitchen promises endless inspiration.

Relax in not one, but two four-season sunrooms while soaking in breathtaking views of the lake and mountain ranges. Watch the sun dip below the horizon as vibrant colors illuminate the landscape. A spring running through the property flows year-round, offering serene sounds and a picturesque pond.

Grow your own produce in the greenhouse, raise your chickens and ducks in the cozy coop, and transform your small, fenced pasture into a homesteader's haven. For your



hobbies and toys, the large 30x40 shop provides all the storage youâ€™ll ever need. And for the entrepreneur in youâ€™two septic-approved spots await your vision for additional income through cabins or homes.

Your furry friends will thrive in the spacious fenced yard, adorned with flourishing apple and apricot fruit trees. Whether you're looking for tranquility, adventure, or opportunity, this property delivers it all. Claim your piece of heaven today!

There is no covenants on this property. You have your own private well that produces over 25 gpm that has been inspected and approved to be used for your future plans of cabins or a house. Water rights are hard to come by, but not with this property. There are four different water rights that provides an ample amount of water for your needs. The back of the property has a firebreak that has been cleared.

Built in 1987

Essential Information

MLS® #	30044225
Price	\$998,888
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	3,048
Acres	39.15
Year Built	1987
Type	Residential
Sub-Type	Single Family Residence
Style	Log Home
Status	Active

Community Information

Address	74 View Point Lane
---------	--------------------

Subdivision	N/A
City	Trout Creek
County	Sanders
State	MT
Zip Code	59874

Amenities

Utilities	Cable Connected, Electricity Connected, High Speed Internet Available, Propane, Phone Connected
Garages	Detached

Interior

Appliances	Dryer, Dishwasher, Microwave, Range, Refrigerator, Washer
Heating	Forced Air, Gas
Fireplace	Yes
# of Fireplaces	1
Has Basement	Yes
Basement	Finished

Exterior

Exterior Features	Propane Tank - Leased
Lot Description	39.15
Roof	Metal
Construction	Log
Foundation	Poured

Additional Information

Date Listed	March 27th, 2025
Days on Market	198