

\$1,420,000 - 11021 Coulter Pine Street, Lolo

MLS® #30044543

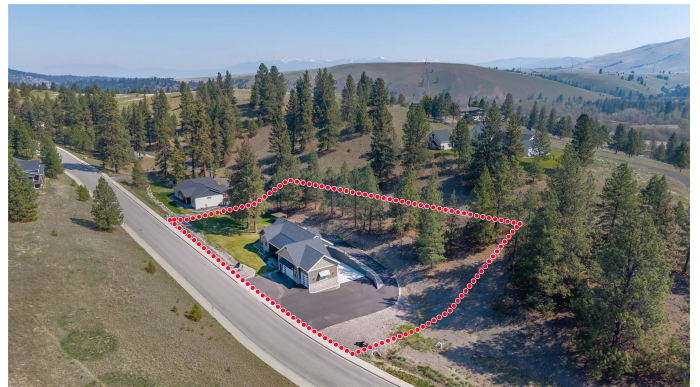
\$1,420,000

5 Bedroom, 3.00 Bathroom, 3,840 sqft

Residential on 1.18 Acres

Ponderosa Hts Phase 2, Lolo, MT

SELLER FINANCING @ 4% interest rate w/30% down or 5% w/ 25% down, for 7 years. THIS new construction custom home + an ADU/granny flat is nestled on a private, tree-lined acre. This dual-purpose property offers a perfect blend of luxury & practicality for 2 separate households—ideal for multi-generational living or ? Prepare to be spoiled w/a multitude of expensive upgrades, incl air-conditioning. UPSTAIRS: 3 spacious bedrms, an aroma-therapy shower, 2 bidets, a stunning vaulted ceiling & a dramatic fireplace. The kitchen has granite counters, walk-in pantry. LOWER LEVEL is a 2-bedrm granny flat (or rental) w/a SEPARATE ENTRANCE, featuring its own high-end finishes, farmhouse sink, cabinets to ceiling. Details like radiant hydronic heated floors, a dedicated dog-washing station, have been thoughtfully designed to elevate your lifestyle. Outside is an over-sized gazebo & slab for future hot tub. 2.5% concession + BONUS **Click on blue & white bullseyes in virtual tour for more info SELLER IS OFFERING TO FINANCE @ 4% or 5% for 7 years with strong downpayment. MORE DETAILS: Prepare to be spoiled! MAIN LEVEL: You'll appreciate abundant windows for natural light, vaulted ceilings, fireplace, open floor plan, a formal dining area plus a kitchen dining area. Several more cell phone charging outlets are scattered throughout. The main home's kitchen has a 5 burner gas cooktop and walk-in pantry. All kitchen and both bathroom counters are



granite. The washer & dryer are next to the kitchen, but a 2nd set is in primary bath. Both bathroom toilets are bidets too. A covered balcony, for morning coffee or an evening glass of wine, is off the kitchen. There is hydronic (water) radiant heating in floors throughout that Builder says cost \$100k so your feet can be spoiled forever too. Enjoy 6 zones for heating individual areas, and a boiler for the hydronic floor heating also provides on-demand circulating hot water for all faucets. There is a back-up electric water heater.

Now for the ADU/GRANNY FLAT: The front door is accessed behind the garages and opens into another air conditioned, open floor plan living space. The kitchen area has an island w/farmhouse sink, cabinets to the ceiling, an under-cabinet microwave drawer, and a stylish free-standing 6 burner gas stove/oven. Counters are a combination of quartz or granite. Currently, the dining area hosts a pool table adjacent to the living room area. The wall next to pool table is pre-plumbed to add a wet bar. A 3rd toilet-bidet combo is on this level. The entire floor is stained concrete. The laundry room with 3rd set of washer & dryer also houses the utility systems for both units. There is no direct access from upper main home to ADU, but it can be accessed from garage.

Between the ADU and the heated garage is a heated walk-in dog washing station with hand-held shower fixture for the pets that won't fit into its oversized sink. It's also perfect for those outdoorsy people who need to shower after a day exploring Montana so they don't bring a mess inside. The heated garage is a monstrous 1280 sq ft with 14' ceilings. It is pre-wired for EV plug-in (electric vehicles). The paved driveway has plenty of room for RV or extra vehicles.

TV and Internet are currently Star-link, but house is wired for any other kind of dish or cable media reception.

DID I MENTION THE COVERED GAZEBO:
The driveway around back of garage has an extention that goes past a cement slab prepared for a hot tub/spa to the furnished gazebo for ease of delivering food, decor, more furniture or equipment.

As an added bonus, this Coulter Pine location is so convenient. It's one block to Lolo Brewery & Grill and within 4 blocks are gas station, motel, 2 banks, drug store, grocery store, hardware store, liquor store, Pizza Hut and Dairy Queen. The post office and McDonalds are a little further.

The asking price INCLUDES ALL almost-new model home-type FURNISHING except vehicle toys in garage.

This multi-generational combination of main house and ADU invite many possibilities for new owner(s): People with adult kids. Adult kids with aging parents. People with lots and lots of visitors. People who want to be together but live separately. In-laws (or Out-laws!) Perhaps live in one level - rent out the other (long-term only). Other possibilities? Come see for yourself if it can work for you!

Built in 2024

Essential Information

MLS® #	30044543
Price	\$1,420,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	3,840

Acres	1.18
Year Built	2024
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Active

Community Information

Address	11021 Coulter Pine Street
Subdivision	Ponderosa Hts Phase 2
City	Lolo
County	Missoula
State	MT
Zip Code	59847

Amenities

Amenities	Park, Trail(s)
Utilities	Electricity Connected, Natural Gas Connected, High Speed Internet Available, See Remarks, Underground Utilities
Features	Curbs, Park
Parking	Electric Vehicle Charging Station(s), Garage, Garage Door Opener, RV Access/Parking
# of Garages	3
Garages	Attached
View	Residential

Interior

Interior Features	Fireplace, Main Level Primary, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s), Additional Living Quarters
Appliances	Dryer, Dishwasher, Disposal, Microwave, Range, Refrigerator, Washer
Heating	Electric, Hot Water, Radiant Floor, Radiant, Zoned
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Stories	Two, One
Has Basement	Yes
Basement	Finished, Walk-Out Access

Exterior

Exterior Features	Rain Gutters
Lot Description	irregular
Roof	Composition
Construction	Wood Frame
Foundation	Block, Poured

Additional Information

Date Listed	April 3rd, 2025
Days on Market	202
Zoning	Residential
HOA Fees	120
HOA Fees Freq.	Annually