

\$1,420,000 - 11021 Coulter Pine St #1 & 2, Lolo

MLS® #30045815

\$1,420,000

Bedroom, Bathroom, 3,840 sqft
Residential Income on 1.00 Acres

Ponderosa Heights #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 the perfect blend of luxury & practicality for 2 separate households—ideal for multi-generational living. Prepare to be spoiled w/multitude of expensive upgrades!

Air-conditioned 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 tiled-in dog-washing station, have been thoughtfully designed to elevate your lifestyle. Outside is a gazebo & slab for future hot tub. FURNISHINGS ARE INCL. **Click on blue & white bullseyes in virtual tour for more info. 2.5% CONCESSION + BONUS SELLER IS OFFERING TO FINANCE @ 5% FOR 7 YEARS w/substantial down-payment. Perfect property for luxurious 2nd home for TWO SEPARATE FAMILIES/OCCUPANTS. The kitchen has a 5 burner gas cooktop and walk-in pantry. A covered balcony with a southerly view, for morning coffee or tea, is off the kitchen. There is hydronic (water) radiant heating in floors throughout main and ADU levels that Builder says cost \$100k so your feet can be spoiled



forever too. There are 6 zones for heating individual areas, and a boiler for the hydronic floor heating and on-demand circulating hot water for sinks and showers with a back-up electric water heater. Fireplace in top house only.

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 quartz or granite. Currently the dining area hosts a pool table next to living room area. On the wall next to pool table is plumbing to add a wet bar. A 3rd toilet/bidet combo in bath. The entire floor is stained concrete, again with hydronic radiant heat in the floors. The laundry room with 3rd set of washer dryer also houses the utility systems for both units. There is no direct access from upper unit to ADU, but both can be accessed from garages.

Between the ADU and the heated garage is a walk-in dog washing station with hand-held shower fixture for the pets that won't fit into its oversized sink. The heated pebble-tiled floor and walls make clean-up a breeze. The heated garage is a monstrous 1280 sq ft with 14 ft ceilings and 10 ft roll-up doors. It is outlet-ready to plug in electric vehicles. The paved driveway is wide, with room to park 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.

The COVERED GAZEBO: The driveway wraps around behind the garages, with an extension that goes past a cement slab prepared to add a hot tub or spa, to the furnished gazebo for ease of delivery of food, decor or more furniture. As an added bonus,

Coulter Pine is sooo convenient. It's one block to Lolo Brewery & Grill, and within 4 blocks are gas station, motel, 2 banks, Lolo Drug store, grocery store, hardware store, liquor store, Pizza Hut and Dairy Queen & a casino. The post office, McDonalds, 2 more gas stations are a little bit further.

The asking price INCLUDES ALL MODEL HOME-TYPE STAGING FURNITURE AND DECOR. (Motorized vehicle toys in garage are NOT included)

This multi-generational combination of home and ADU provides many opportunities for a new owner: 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. People needing live-in help or care. In-laws. (or Outlaws!) Perhaps live on one level and rent out the other. Other possibilities? Come see for yourself if this can work for you!

Built in 2024

Essential Information

MLS® #	30045815
Price	\$1,420,000
Square Footage	3,840
Acres	1.00
Year Built	2024
Type	Residential Income
Style	Ranch
Status	Active

Community Information

Address	11021 Coulter Pine St #1 & 2
Subdivision	Ponderosa Heights #2
City	Lolo
County	Missoula
State	MT

Zip Code 59847

Amenities

Utilities Cable Available, Electricity Connected, Natural Gas Connected, High Speed Internet Available, Underground Utilities

Parking Additional Parking, Electric Vehicle Charging Station(s), Garage, Garage Door Opener, Heated Garage, RV Access/Parking, Tuck Under Garage

of Garages 3

Garages Detached

View Residential, Valley

Interior

Interior Features Fireplace, Main Level Primary, Open Floorplan, Vaulted Ceiling(s), Wired for Data, Walk-In Closet(s)

Appliances Dryer, Dishwasher, Disposal, Microwave, Range, Refrigerator, Washer

Heating Gas, Radiant Floor, Radiant, Stove, Zoned

Cooling Central Air

of Stories 1

Stories One

Has Basement Yes

Basement Full, Finished, Walk-Out Access

Exterior

Exterior Features Balcony, See Remarks

Windows Double Pane Windows, Window Coverings

Roof Composition

Construction Wood Siding, Wood Frame

Foundation Poured, Basement

Additional Information

Date Listed April 8th, 2025

Days on Market 202

Zoning Residential