

\$1,574,000 - 35322 Washoe Road, Bonner

MLS® #30050403

\$1,574,000

6 Bedroom, 7.00 Bathroom, 5,836 sqft

Residential on 30.03 Acres

N/A, Bonner, MT

"MAJOR PRICE DROP"-"PRICED BELOW APPRAISAL"

Opportunity knocks! This stunning property just took a significant price reduction and is now listed below its appraised value. Whether you're looking for a smart investment or your dream Montana retreat, this is your chance to secure incredible value in today's market. Sitting on over 30 acres in scenic Bonner, Montana—just a short 25-minute drive from Missoula, neighboring communities and one of the regions major airport.

The main living area boasts over 5,200 square feet and that's just the beginning. The expansive 5,000+ sq ft of versatile basement space that includes possibilities that are as vast as your imagination: ideal for guest accommodations, recreation hub, retreat center, or income generating opportunities.

Whether you're seeking privacy, potential, or a smart investment, this property delivers—and now at a price that puts equity in your pocket from day one! Inside: Comfort, Connection & Craftsmanship

Step into a home that's as functional in so many ways.

• Three expansive great rooms, each with its own fireplace—perfect for cozy evenings or lively entertaining

• Two open-concept kitchens—ideal for hosting large groups or maintaining independent living spaces

• Main Level 6 bedrooms & 5 bathrooms & Office—room for everyone, with privacy and



comfort built in

Basement 2 additional bedrooms and 2 bathrooms with a huge amount of additional space to make your own.

Outside: 30 Usable Acres of Pure Potential

This land is a canvas for your dreams:

• Equestrian-ready with room for stables, riding arenas, or pasture

• Space for gardens, guest cabins, or recreational amenities

• Panoramic views, fresh air, and the kind of peace only Montana can offer

This isn't just elevated Montana living—it's a rare opportunity to own a lifestyle that many only imagine. Come experience the magic for yourself.

The partially finished basement adds even more potential with additional bedrooms and two full bathrooms, perfect for a guest suite, entertainment hub, or fully independent living quarters.

Adventure at Your Doorstep

Located minutes from world-class fly fishing on the Blackfoot River and surrounded by pristine wilderness, you'll enjoy:

- Kayaking & floating on calm scenic waters
- Unrivaled hunting, hiking, and trail riding

Built for Montana—Strong, Smart, & Sustainable

Designed with lasting quality and comfort in mind:

- 8-inch insulated concrete walls for durability and energy efficiency
- French drain & rubber membrane system for advanced water protection
- 65 PSF engineered roof to handle heavy snowfall
- Dual utilities (gas, power, water) for independent use on each side
- RV hookup with propane, water, and sewer connections
- Dual-zone AC filtration for custom climate control

No restrictive CCRs. Valuable water rights

included. Whether your vision is residential, agricultural, or recreational, this property adapts to your lifestyle”and your legacy.

Don't let this rare opportunity pass you by. Please, No drive-bys. Private showings only. Call today to schedule your private tour and experience Montana living at its finest.

Built in 2001

Essential Information

MLS® #	30050403
Price	\$1,574,000
Bedrooms	6
Bathrooms	7.00
Full Baths	7
Square Footage	5,836
Acres	30.03
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Style	Other
Status	Active

Community Information

Address	35322 Washoe Road
Subdivision	N/A
City	Bonner
County	Missoula
State	MT
Zip Code	59823

Amenities

Features	Fishing
# of Garages	5
Garages	Attached
View	Meadow, Mountain(s), Creek/Stream, Trees/Woods

Interior

Appliances	Dryer, Dishwasher, Microwave, Range, Refrigerator, Trash Compactor, Washer
Heating	Heat Pump
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	4
Basement	Partially Finished

Exterior

Lot Description	30.03
Foundation	Poured

Additional Information

Date Listed	May 23rd, 2025
Days on Market	9
Zoning	Residential