

\$4,550,000 - 2606 Sycamore Street, Missoula

MLS® #30051306

\$4,550,000

3 Bedroom, 4.00 Bathroom, 5,250 sqft

Residential on 1.57 Acres

N/A, Missoula, MT

A masterpiece of design and construction, this custom home was built by Missoula's renowned McMahon Custom Builders. The spectacular property includes over 1.5 acres with Rattlesnake Creek running through both the main parcel, and the second, separate lot. Landscaping that prioritizes clean lines and simplicity, and a living sedum roof garden distinctively frame the modern home, and transitions to mature stands of aspen, ponderosa pine and then cottonwood at the creek's edge. Despite its location only 2 miles from the vibrant heart of Missoula, Montana, the setting is private, peaceful and a haven for wildlife. The home is stunning, but not precious. Exterior materials chosen for beauty and longevity include cedar and Corten steel. The live roof grows atop a durable membrane covering and heated drains to move rain and snow-melt seamlessly. The covered driveway provides parking for 4 vehicles, while the separate, detached garage adds heated, secure storage for additional vehicles, boats, campers and all the Montana toys. There is no need for storing a snow blower in the detached garage - the entry sidewalk and driveway are also heated. While the home effortlessly combines the outdoors and the indoors, the moment of entering the home is truly breathtaking. The striking front door, created by a Missoula craftsman, is made from Bubinga wood - a species revered for its unique striations and strength that grows mainly in Cameroon. The finishes inside the



home create beauty without the need for ornamentation. The golden hue of the narrow plank, flat tongue-and-groove fir ceiling warms the polished concrete floors. The massive windows and accordion doors, sourced in British Columbia and trimmed in the same clear vertical grain fir, create the possibility of listening to the sounds of the creek from the living room, or watching the snow fall while enjoying the warmth of the in-floor radiant heat and glow of the fireplace. The complete Lutron lighting package is designed to provide exactly the light needed, with switches that can operate lights throughout the home with a single touch. Motorized window coverings operate in the same way throughout the home. And because no detail was overlooked, the base molding throughout the home was installed with the Fry Reglet system in order to create the flush, clean lines the home requires. The kitchen has been opened to the living area allowing the chef an unobstructed view of the fireplace and outdoor area. The kitchen island, which contains a second sink, and custom dining table were both constructed from a single slab of a Bubinga tree, creating an aesthetic marriage with the front entry. The custom cabinetry, along with the other built-ins throughout the home, was created by Missoula Master Craftsman Andy Lennox from Sapele wood. Marble countertops, a six-burner/double oven Wolf range with griddle and pot filler, Sub-zero refrigerator, and Bosch dishwasher, all stainless steel, outfit the indoor kitchen. And, when Missoula shines its golden summer light, cooking and dining can move outdoors to the extraordinary, cantilevered Ipe wood deck. Here, the complete outdoor kitchen includes a plumbed sink and the built-in table is on a track to easily move from covered area to eating beneath the stars and next to the magnificently designed gas fireplace. There are three bedrooms in the home, as well as two separate offices and a

media/entertainment room. The primary suite is located on the second level providing separation as well as mountain views. The distinctive staircase located near the kitchen features stainless steel risers and artful lighting. Upstairs, the suite enjoys a private balcony and a bathroom with Aegean blue glass tile, warm-hued marble counters, Sapele cabinetry, and even a hidden refrigerator. The dressing room beyond includes two separate dressing areas with custom storage for both wardrobes. The two additional bedrooms are located on the main level, one with its own en suite bathroom. The third bathroom is also on this level. At the end of the corridor, beyond the two bedrooms and two offices, an exterior door leads to the outdoor stainless steel hot tub/cold plunge pool and sauna. It's hard to imagine a more idyllic day than starting the morning with a sauna and cold plunge, and ending the day in the hot tub listening to the creek and the owls. Just beyond the kitchen, pantry space and a mudroom/laundry area with built in storage is practical, and also finished beautifully. There is significant finished bonus space in the basement of the home where the dual boilers that provide the radiant heat are located. There is a full-house heat recovery ventilation system (HRV) circulating fresh air throughout the home, and a newly installed whole house generator connected to a buried 1000 gallon propane tank for emergency use. Not to be overlooked, the lower level of the detached garage is a walk-out level that is fully finished for a shop, gym, studio or office. The space includes a half-bath, a large safe and sound proofing. This is a generational property - a work of art on a very special piece of creek-front land in Missoula.

Built in 2011

Essential Information

MLS® #	30051306
Price	\$4,550,000
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Square Footage	5,250
Acres	1.57
Year Built	2011
Type	Residential
Sub-Type	Single Family Residence
Style	Modern
Status	Active

Community Information

Address	2606 Sycamore Street
Subdivision	N/A
City	Missoula
County	Missoula
State	MT
Zip Code	59802

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Propane
Parking Spaces	4
Parking	Garage, Garage Door Opener, Heated Garage
# of Garages	2
Garages	Detached
View	Creek/Stream, Trees/Woods
Is Waterfront	Yes
Waterfront	Creek, Waterfront

Interior

Interior Features	Open Floorplan, Home Theater, Walk-In Closet(s), Wired for Sound
Appliances	Dryer, Dishwasher, Freezer, Disposal, Microwave, Range, Refrigerator, Water Softener, Water Purifier, Washer
Heating	Ductless, Heat Pump, Radiant Floor, Radiant, Zoned
Cooling	Ductless
Fireplace	Yes
# of Fireplaces	2

Basement Partial, Partially Finished

Exterior

Exterior Features Built-in Barbecue, Balcony, Barbecue, Fire Pit, Garden, Hot Tub/Spa, Propane Tank - Owned

Roof Other

Foundation Poured

Additional Information

Date Listed June 4th, 2025

Days on Market 139

Zoning Residential