

\$1,848,000 - 4 Bar Nunn Trail, Townsend

MLS® #30051398

\$1,848,000

5 Bedroom, 5.00 Bathroom, 5,328 sqft

Residential on 6.94 Acres

SJN Minor Subdivision, Townsend, MT

NOTE: ONE OF THE HALF BATHS LISTED IS IN THE DETACHED SHOP/GARAGE. Overlooking Canyon Ferry Lake. Beautiful view of the Little Belt Mountains out the back and the famous Elkhorn Mountains out the front. Property has horseshoe pits, covered patio, spacious covered deck, hot tub, and immaculate landscaped yard. Inside you'll find custom to the max with everything from the array of cabinets, large walk-in closets, and in-floor radiant heat. This remarkable property overlooking Canyon Ferry lake embraces luxury living at its finest. Situated on nearly 7 acres, the 5328+/- SF custom home is absolutely stunning, with high quality construction and added amenities and features not commonly found. During the design and build phase, if the owners thought they needed it, they did it. Walking into the main level, you're immediately greeted by the vaulted living room ceiling, attractive tile floors, an 8' wall mounted fireplace, open dining area and the gourmet kitchen. The kitchen has an array of cabinets, gas range top with pot filler, double oven, large center island, granite countertops, under counter and cabinet lighting, and a hidden butler's pantry with additional freezer. There are 3 bedrooms, including a spacious master bedroom and ensuite bedroom, both with large walk-in closets, beautiful showers and entrances to the deck. The spacious covered deck overlooks the lake with tremendous views of the mountains beyond. Providing morning



sunshine and evening shade, it's a perfect place for peaceful relaxation. The basement is an entertainment mecca. The main area has an extravagant wet bar, with seating for approx 10, a fridge, kegerator, ice maker, dishwasher and microwave. A large projection TV and hookups for several wall mounted TVs offer a great place to enjoy movies or watch sports. There's also a workout room, 2 guest bedrooms and a full bath. The entertainment room walks out onto the covered patio and lawn for outside enjoyment. In addition to the attached 3 car heated garage, a 40' x 66' heated and insulated shop provides storage for boats, RVs, or ATVs. The shop ceilings are 16'. There are three 12' and one 14' overhead doors in the main shop area, as well as another 14' door for the separate RV bay. There's also a bathroom, an outside 30A RV receptacle and dump station with a dedicated septic tank. Additional amenities include in-floor radiant heat throughout the house, A/C, whole house surround sound system, underground sprinklers, two 1000 gallon buried propane tanks, horseshoe pits, propane plumbing to patio and upper deck, spray foam insulation in home and shop (including privacy insulation in the master and ensuite bedroom walls). Located in a desirable subdivision within a few minutes of the Silos boat ramp and recreation area, this property checks off a lot of boxes for those looking for lake life, recreation, views, plenty of elbow room, and the true enjoyment of Montana living.

Built in 2017

Essential Information

MLS® #	30051398
Price	\$1,848,000
Bedrooms	5
Bathrooms	5.00

Full Baths	2
Half Baths	2
Square Footage	5,328
Acres	6.94
Year Built	2017
Type	Residential
Sub-Type	Single Family Residence
Style	Modern
Status	Active

Community Information

Address	4 Bar Nunn Trail
Subdivision	SJN Minor Subdivision
City	Townsend
County	Broadwater
State	MT
Zip Code	59644

Amenities

Utilities	Propane
Features	Fishing, Lake
Parking Spaces	3
Parking	Additional Parking, Boat, Circular Driveway, Garage, Garage Door Opener, Heated Garage, RV Access/Parking, See Remarks
# of Garages	3
Garages	Attached
View	Lake, Meadow, Mountain(s)

Interior

Interior Features	Fireplace, Main Level Primary, Open Floorplan, Home Theater, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Dryer, Dishwasher, Freezer, Disposal, Microwave, Range, Refrigerator, Trash Compactor, Washer
Heating	Radiant Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

Exterior

Exterior Features	Awning(s), Balcony, Breezeway, Hot Tub/Spa, Rain Gutters, RV Hookup, Storage, Propane Tank - Leased
Foundation	Slab

Additional Information

Date Listed	June 6th, 2025
Days on Market	30