

# \$1,100,000 - 9 Sandi Lane, Heron

MLS® #30051887

**\$1,100,000**

3 Bedroom, 3.00 Bathroom, 2,620 sqft

Residential on 11.22 Acres

N/A, Heron, MT

Equestrian enthusiasts will find everything they need here with well-appointed pastures and horse stalls. This property has real appeal for horse lovers, boasting 4 paddocks and beautiful black wooden fence. Serenity and privacy defines the custom-built craftsman home, gracefully situated on 11.22 acres of meticulously landscaped equine estate. As you step through the entrance, the main living area welcomes you with a cathedral ceiling and an abundance of windows creating a sense of openness and light. The warmth of a cozy fireplace invites you to unwind, while expansive windows capture the picturesque mountain scenery, framing it like a living work of art. The expansive deck and covered porch beckon you to step outside, where you can entertain with ease or simply savor the tranquility of your surroundings. The fully finished daylight basement is a versatile space, thoughtfully designed to include a second kitchen, additional living areas, and rooms perfectly suited for an office, hobby room, or creative studio. A robust wood-burning stove ensures that even the coldest winter days are met with warmth and comfort. The property itself is a sanctuary for nature lovers and gardeners alike. A stamped concrete walkway meanders through lush, manicured gardens, leading to a spacious 2-car garage. The flourishing garden is a testament to the care and attention that has been lavished on this estate. A true standout feature is the 32 x 32 workshop, a haven for



those who require additional space. This workshop includes a fully equipped apartment with the flexibility to accommodate 1 or 2 bedrooms, or perhaps a dedicated office or gym. Complete with a bathroom, kitchen, and living area, this apartment offers the perfect space for guests or the potential for rental income. Ample lean-to storage and four horse stalls further enhance the functionality and appeal of this unique property. Situated near the expansive National Forest and the tranquil Cabinet Gorge Reservoir, this home is an outdoor enthusiast's dream. Whether your passions lie in fishing, hunting, or simply relishing the peace of nature, you'll be enchanted by the abundant wildlife that shares this sanctuary, including moose, elk, deer, bear, wolves, and mountain lions. This is a once-in-a-lifetime opportunity to own a mountain retreat of unparalleled character and beauty, all within a convenient 2-hour drive from Spokane, WA, and 2.5 hours to Missoula, MT.

Built in 2007

### **Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | 30051887                |
| Price          | \$1,100,000             |
| Bedrooms       | 3                       |
| Bathrooms      | 3.00                    |
| Full Baths     | 3                       |
| Square Footage | 2,620                   |
| Acres          | 11.22                   |
| Year Built     | 2007                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Other                   |
| Status         | Active                  |

### **Community Information**

|             |              |
|-------------|--------------|
| Address     | 9 Sandi Lane |
| Subdivision | N/A          |
| City        | Heron        |
| County      | Sanders      |
| State       | MT           |
| Zip Code    | 59844        |

### **Amenities**

|              |                                                      |
|--------------|------------------------------------------------------|
| Utilities    | Electricity Connected, Propane, Phone Connected      |
| Parking      | Additional Parking, Boat, Garage, Garage Door Opener |
| # of Garages | 2                                                    |
| Garages      | Attached                                             |
| Waterfront   | Creek, Water Access                                  |

### **Interior**

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | Fireplace, Main Level Primary, Open Floorplan, Vaulted Ceiling(s) |
| Appliances        | Dryer, Dishwasher, Microwave, Range, Refrigerator, Washer         |
| Heating           | Propane, Wood Stove                                               |
| Cooling           | Window Unit(s)                                                    |
| Fireplace         | Yes                                                               |
| # of Fireplaces   | 1                                                                 |
| Basement          | Daylight                                                          |

### **Exterior**

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Exterior Features | Built-in Barbecue, Balcony, Barbecue, Fire Pit, Garden, Rain Gutters, Storage, Propane Tank - Leased |
| Construction      | Batts Insulation, Blown-In Insulation, Foam Insulation, ICFs (Insulated Concrete Forms), Masonite    |
| Foundation        | Poured, Slab                                                                                         |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 18              |