

\$3,697,000 - 2291 Meridian Road, Victor

MLS® #30053367

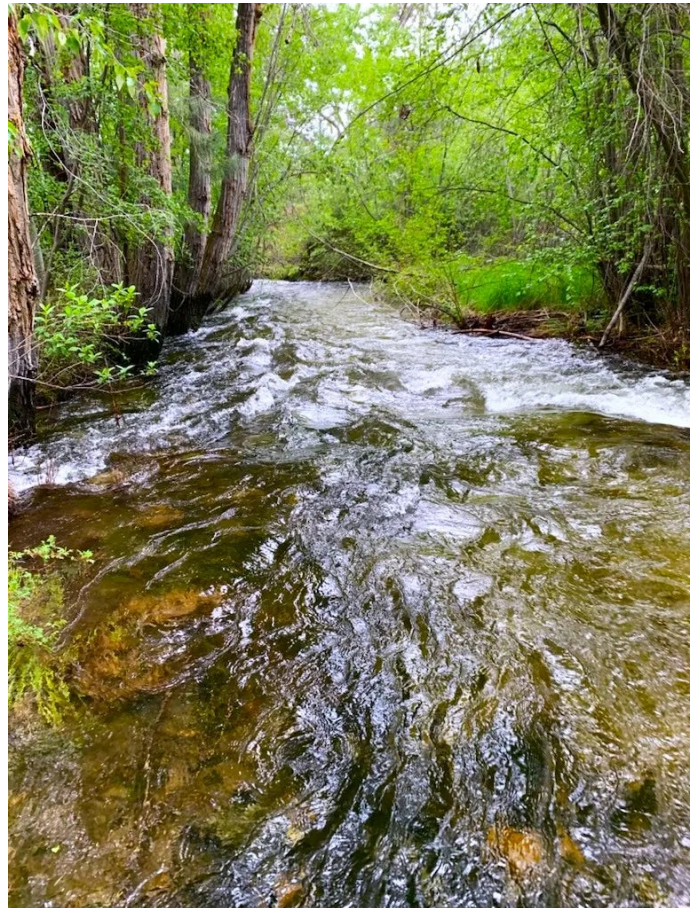
\$3,697,000

5 Bedroom, 3.00 Bathroom, 3,978 sqft

Residential on 70.00 Acres

N/A, Victor, MT

LIVE WATER from North Bear Creek! 70+/- acres in Victor, Enjoy stunning Bitterroot Mountain views. Elk/deer here! Thoughtfully designed - The Lazy R6 Ranch. The Ranch is level, well maintained and set up for agriculture. Great 40-ton hay production & grazing pastures. Big pond. Well-planned garden w/raised beds, full drips, year-round bulbs, asparagus, berries of every kind, & greenhouse. The pastures are fenced for horses. Big barn, corrals, shop building and arena. 580 +/- SF guest home, situated away from the main house, provides a place for friends/family or short-term rentals. The 3,978 +/- SF custom home is warm and inviting. There is an impressive entry that leads to the living room and fireplace. The generous primary suite overlooks the creek/grounds with walkout custom slider. Expansive windows to enjoy the strolling wildlife. Gorgeous Chef's kitchen w/ high end appliances, rich rustic cherry wood cabinetry and granite counter tops. The perfect Montana Ranch! With over 70+ acres the Lazy R6 Ranch offers views, land diversity type and use. The middle of the property has irrigated meadows and a large pond. To the east, you enjoy native pines, alder and aspen groves. Look to the West and you will enjoy some of the most sought-after views in the Valley. the Southern portion features water flowing through like ribbons as this cold-water creek brings water from the high mountains in the Bitterroot Range through to the canyon and to the Valley floor below as



well as a variety of local wildlife such as elk, deer and waterfowl. The Lazy R ranch also includes a barn, shop, greenhouse, arena and studio. All of which you can enjoy from you wonderful, warm, inviting ranch home. There is a total of four parcels.

This ranch features just the right number of improvements, all that show the great deal of pride the current owners have had in both the land and the structures. The entire property offers quality and authentic materials like wood, log, stone and more offering durability and a richness to the property that can be enjoyed for years to come.

Built in 2005

Essential Information

MLS® #	30053367
Price	\$3,697,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	3,978
Acres	70.00
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Style	Other
Status	Active

Community Information

Address	2291 Meridian Road
Subdivision	N/A
City	Victor
County	Ravalli
State	MT
Zip Code	59875

Amenities

Utilities	Electricity Connected, Natural Gas Available, Propane, Phone Available
Parking	Additional Parking, Garage Access/Parking, See Remarks
# of Garages	2
Garages	Attached
View	Meadow, Mountain(s), Creek
Is Waterfront	Yes
Waterfront	Creek, Pond, Waterfront



Interior

Interior Features	Fireplace, Hot Tub/Spa, Main Level Primary, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s), Additional Living Quarters
Appliances	Dryer, Dishwasher, Microwave, Range, Refrigerator, Washer
Heating	Propane, Radiant Floor, Wood Stove
Cooling	Other, Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Stories	Two
Basement	Crawl Space

Exterior

Exterior Features	Garden, Hot Tub/Spa, Storage, See Remarks, Propane Tank - Leased
Roof	Metal
Construction	Wood Siding, Wood Frame
Foundation	Poured

Additional Information

Date Listed	July 3rd, 2025
Days on Market	95