

\$2,995,000 - 1110 N Bitterroot Road, Marion

MLS® #30053590

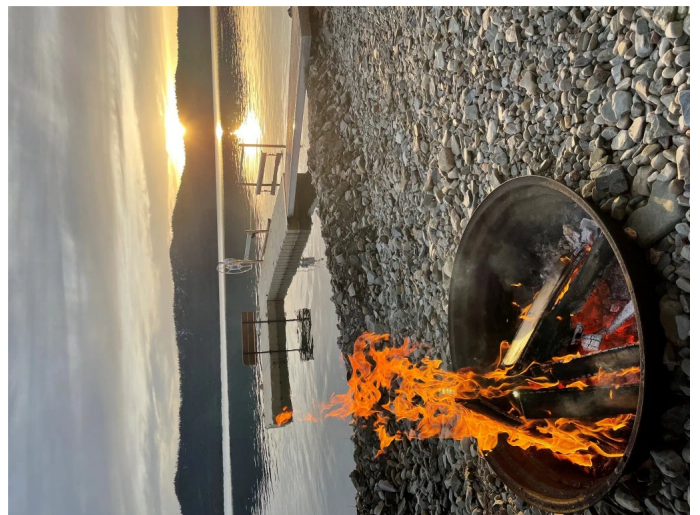
\$2,995,000

4 Bedroom, 4.00 Bathroom, 4,672 sqft

Residential on 1.20 Acres

N/A, Marion, MT

This lake house embodies true mountain elegance with timeless design and rustic sophistication. Architecture and nature converge along the eastern shore of pristine Little Bitterroot Lake. This thoughtfully crafted home offers 151 feet of deepwater frontage, over 4,600 square feet of living space, and 1.2 acres in one of the most stunning, peaceful settings in Montana. With mature landscaping, a fenced yard with gated drive, and a private shoreline sanctuary, it's a Montana retreat designed for year-round living and four-season recreation. Inside, natural materials and quality finishes ground the home in warmth and craftsmanship. The floor-to-ceiling windows and massive log accents in the great room sets the tone with panoramic lake views, a soaring dry-stacked natural stone fireplace, and circle-sawn Douglas fir floors underfoot. Aspen tongue-and-groove ceilings rise above the open living, kitchen, and dining areas, while a heated sunporch creates a perfect space for relaxing and taking in lake views. The kitchen features knotty alder cabinets, granite countertops, and a full KitchenAid appliance package, all just steps from a walk-in pantry. Four bedrooms are spread across three levels. The private lofted primary suite offers picturesque views of the lake, two walk-in closets, a spa inspired bath with cherry cabinets and Italian tile, and access to a deck with hot tub. There are two bedrooms on the main level, a full bath with jacuzzi tub, laundry, and additional 'bath. The lower-level



walkout hosts a game room with wet bar and gas stove, a fourth bedroom, a tiled bath, and flexible office space/bonus room. Outside, the quality craftsmanship continues with hand-scraped log siding and log railing. 1,000+ square feet of deck and patio space surround the home, creating multiple areas to relax or entertain. The 32'x40' detached 3-car garage/shop with 10' high doors and openers includes a 400 square foot roughed in loft for future space. The shoreline's complete with floating dock, ShoreStation lift, and beach access is ready for boating and swimming.

Additional features include:

- Beam house central vacuum system
- Culligan water softener and radon mitigation
- High-efficiency Rheem furnace
- Rainbird irrigation with auto-drain
- Underground utilities
- 1,000-gallon buried propane tank (owned)

As part of the North Bitterroot Lake HOA, owners enjoy access to 171 acres of open space, fire suppression infrastructure, and year-round road maintenance, including snow removal and weed control. Whether you're hosting guests, escaping the city, or just soaking up the serenity of lake life, this is Montana living done right—private, practical, and beautifully built.

Built in 2000

Essential Information

MLS® #	30053590
Price	\$2,995,000
Bedrooms	4
Bathrooms	4.00

Full Baths	1
Half Baths	1
Square Footage	4,672
Acres	1.20
Year Built	2000
Type	Residential
Sub-Type	Single Family Residence
Style	Cabin, Log Home
Status	Active

Community Information

Address	1110 N Bitterroot Road
Subdivision	N/A
City	Marion
County	Flathead
State	MT
Zip Code	59925

Amenities

Amenities	None
Utilities	Electricity Connected, Propane, Underground Utilities
Features	Fishing, Lake
Parking	Boat, Garage, Garage Door Opener, Gated
# of Garages	3
Garages	Detached
View	Lake, Mountain(s), Trees/Woods
Is Waterfront	Yes
Waterfront	Dock Access, Lake, Navigable Water, Waterfront

Interior

Interior Features	Fireplace, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Central Vacuum
Appliances	Dishwasher, Disposal, Range, Refrigerator, Water Softener
Heating	Forced Air, Gas
Cooling	Other
Fireplace	Yes
# of Fireplaces	2
Has Basement	Yes
Basement	Daylight, Finished, Walk-Out Access

Exterior

Exterior Features	Dock, Fire Pit, Hot Tub/Spa, Storage, Propane Tank - Owned
Roof	Metal
Construction	Wood Siding, Wood Frame
Foundation	Poured

Additional Information

Date Listed	July 17th, 2025
Days on Market	62
Zoning	Residential
HOA Fees	275
HOA Fees Freq.	Annually