

\$1,350,000 - 144 Vermilion Point Road, Thompson Falls

MLS® #30053774

\$1,350,000

Bedroom, Bathroom,
Residential Income on 0.89 Acres

N/A, Thompson Falls, MT

Welcome to your private retreat on the shores of the Noxon Reservoir with Avista water frontage and a private dock. Set on .891 acres, just 6 miles from Trout Creek, this unique property offers a rare opportunity for multi-family living, a vacation compound, or a rental investment as there are no CCR's. There are two houses, an apartment, and large garage located on this lot along with a 880 sqft concrete patio area located between the two homes. The main house is 1,924 sqft with one bedroom and 1 & 3/4 bathrooms with an open floor plan, cathedral ceilings, and 676 sqft loft space. The rock tile flooring and tongue & groove pine ceiling offers rustic elegance to this house along with the wrought iron railing. The guest house is 1,679 sqft with 2 bedrooms, and 2 3/4 baths with 483 sqft loft space that is currently being used as one of the bedrooms. Entertain easily with an open floor plan, wet bar, and a front porch that leads directly to the large, level front yard and Noxon Reservoir. The oversized insulated garage includes two 12-ft doors perfect for storing your RV, recreational toys, or vehicles. Inside you'll find a dedicated workshop area or storage room on one side and a bunkhouse on the other side with a half bath and laundry hookups, which is perfect for overflow guests. Above the garage is a 720 sqft apartment which provides even more room for family, or rental income potential. All the living areas come fully furnished along with the large patio furniture in the courtyard and by the river. The



underground sprinklers help keep the grounds lush & green for all your summertime outdoor enjoyment! This is a rare find in a peaceful setting with direct Avista water frontage, flexible living arrangements, and no covenants. Whether you're seeking a family getaway, year round living, multi-generational living, or an investment property-- this one has it all!

Built in 1992

Essential Information

MLS® #	30053774
Price	\$1,350,000
Acres	0.89
Year Built	1992
Type	Residential Income
Style	Other
Status	Active

Community Information

Address	144 Vermilion Point Road
Subdivision	N/A
City	Thompson Falls
County	Sanders
State	MT
Zip Code	59873

Amenities

Utilities	Cable Available, Electricity Available, High Speed Internet Available, Propane
Parking	Additional Parking
# of Garages	2
Garages	Detached
View	Creek/Stream
Is Waterfront	Yes
Waterfront	Dock Access, Navigable Water, River Access, Waterfront

Interior

Appliances	Dryer, Dishwasher, Microwave, Range, Refrigerator, Washer
Heating	Propane, Wall Furnace
Stories	One and One Half
Basement	Crawl Space

Exterior

Exterior Features	Courtyard, Dock, Propane Tank - Leased
Roof	Metal
Foundation	Poured, Slab

Additional Information

Date Listed	July 31st, 2025
Days on Market	82