\$1,375,000 - 821 Fred Burr Road, Victor

MLS® #30054894

\$1,375,000

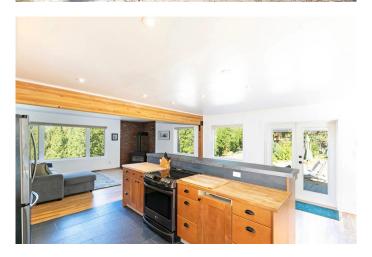
3 Bedroom, 2.00 Bathroom, 2,912 sqft Residential on 20.98 Acres

N/A, Victor, MT

Tucked within tall pines, down a gated private drive, lies an idyllic hobby farm retreat at 821 Fred Burr Rd. The peaceful 20-plus acres are currently home to irrigated and cross-fenced pastures full of domestic goats, geese, and chickens, as well as a plethora of Montana wildlife soaking in the bucolic surroundings of this easy-to-access but remarkably secluded-feeling parcel. Take advantage of sweeping mountain views from the hot tub on the deck or from inside the open-concept living area with walls of sun-drenched windows thoughtfully placed to feel like you're high up in the trees. The remodeled chef's kitchen and main bath feel luxurious and well-considered, incorporating natural textures and a palette complementary to the rural environment. Two light-filled bedrooms and a bath with an over-sized soaking tub complete the main level. Downstairs, you'll find another large bedroom, ample storage, and an open-concept area that can be tailored to fit your individual needs. Outside, there are multiple outbuildings, including Honey's House, which could serve as a small artist studio, outdoor office, or very high-end dog accommodations. Below the home, enjoy complete seclusion in the pergola at the property's private, spring-fed pond. With two wells, a new septic system, as well as substantial improvements to the home and ample acreage during the current owner's caretaking, all located less than 20 minutes from some of the best restaurants and







recreation in the scenic Bitterroot Valley, this one-of-a-kind property is certain to quell any yearning for a slice of rural Montana paradise.

Built in 1980

Essential Information

MLS® # 30054894 Price \$1,375,000

Bedrooms 3
Bathrooms 2.00
Full Baths 2

Square Footage 2,912 Acres 20.98 Year Built 1980

Type Residential

Sub-Type Single Family Residence

Style Ranch
Status Active

Community Information

Address 821 Fred Burr Road

Subdivision N/A
City Victor
County Ravalli
State MT

Zip Code 59875

Amenities

Parking Spaces 2

Parking Additional Parking, Gated

of Garages 2

Garages Detached

Is Waterfront Yes

Waterfront Other, Pond, Waterfront

Interior

Appliances Dryer, Dishwasher, Range, Refrigerator, Washer

Fireplace Yes

of Fireplaces 2

of Stories 1

Stories One

Basement Daylight, Partially Finished

Exterior

Roof Metal Foundation Poured

Additional Information

Date Listed July 30th, 2025

Days on Market 57