

\$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