

\$450,000 - 442 Vaughn North Frontage Road, Vaughn

MLS® #30055302

\$450,000

2 Bedroom, 2.00 Bathroom, 1,248 sqft

Residential on 31.30 Acres

N/A, Vaughn, MT

Nestled on over 31 acres in Vaughn, Montana, this exceptional property offers comfort, efficiency, and equestrian-ready functionality. The custom 1,248 sq ft home was built with energy efficiency in mind and is complemented by an 8x10x40 horse lean-to and a 1+ ton hay shed for ample storage. A year-round creek runs through the property, with water rights. Additional amenities include 3-phase power available for a future shop, 50 AMP and 30 AMP RV hookups, a 1,500-gallon cistern, and a well that could serve for irrigation or livestock. The gourmet kitchen is a standout, featuring a custom woodstove hearth, handcrafted cabinetry, a farmhouse sink, and a luxury propane 6-burner double oven with griddle. This one-of-a-kind property is ready for those seeking a self-sufficient lifestyle without sacrificing comfort. It features a durable metal roof with 18 inches of blown-in insulation and R-50 insulated walls. The exterior walls are an impressive 8.5+" thick with fire-retardant insulation, complementing a well lite 4-foot crawl space thoroughly insulated on both the floor and walls. Concrete walls are painted inside and out, while the interior walls are finished with 7/16" OSB and 1" tongue and groove pine. Step inside to a thoughtfully designed interior, where the roof is 7/16" OSB with 1" tongue and groove pine, and a grand chandelier illuminates the dining area and extends throughout the home. Red cedar trim adorns the top and bottom of the interior walls, while LED lighting with dimming switches



creates a customizable ambiance. Three ceiling fans are strategically placed for comfort. A rolling pantry cabinet and a rolling island provide both convenience and style. This custom home also offers a practical mud utility room, a guest bathroom, and guest bedrooms. The custom master bedroom provides a private sanctuary with a custom bathroom, complete with a double sink, a 48" shower, and a heated jet tub. Enjoy private access to the back porch from the master bedroom, set in a private setting. For ultimate relaxation, the property is wired for a hot tub. A very nice covered front porch with beams offers a welcoming entrance, and the exterior walls are finished with beveled fir siding, enhanced by LED security lights at the front and side. Commercial fire doors are installed on both guest and master bedroom entries. Two 110 receptacles are conveniently located at the power pole and the property features a propane gas tankless water heater. Outlets are raised for easy access, and the home is wired for an electric oven and stove, offering flexibility should you wish to change over. Additionally, there's easy access to the attic, and custom shelving can be added where you see fit.

Built in 2023

Essential Information

MLS® #	30055302
Price	\$450,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,248
Acres	31.30
Year Built	2023
Type	Residential

Sub-Type	Single Family Residence
Style	Other
Status	Active Under Contract

Community Information

Address	442 Vaughn North Frontage Road
Subdivision	N/A
City	Vaughn
County	Cascade
State	MT
Zip Code	59487

Amenities

Utilities	Electricity Connected, Propane
Parking	Additional Parking, RV Access/Parking
Is Waterfront	Yes
Waterfront	Creek, Waterfront

Interior

Interior Features	Fireplace, Open Floorplan, Walk-In Closet(s)
Appliances	Microwave, Range, Refrigerator
Heating	Wood Stove
Fireplace	Yes
# of Fireplaces	1
Stories	One
Basement	Crawl Space

Exterior

Exterior Features	Propane Tank - Leased
Foundation	Poured

Additional Information

Date Listed	August 6th, 2025
Days on Market	63