

\$948,500 - 776 Summerville Road, Eureka

MLS® #30055729

\$948,500

2 Bedroom, 2.00 Bathroom, 1,630 sqft
Residential on 1.78 Acres

N/A, Eureka, MT

This is a tract of land 1.78 acres in size, located within a 90-acre parcel donated to the Forest Service under a contractual agreement that prohibits development. This 2022, custom-designed luxury cabin featuring kitchen cabinets crafted and assembled by a local woodworker in Eureka. Throughout, high-end finishes are showcased, complemented by custom-modified antique vanities in each bathroom. Large antique armoires replace built-in closets, which are included in the sale. The sale includes the hand-made log-style furniture. The couch/trundle bed and mattresses, as well as the full-size log bed without the mattress. Also included in the sale is an antique pull-out cabinet for a dining table that seats eight people. All premium built-in kitchen appliances are included, as well as a stacked washer and dryer. Video and/or audio are located on the property. The infrastructure includes a Culligan Wi-Fi-connected intelligent water softener with remote access and a tankless water heater. The fire-resistant plank siding is guaranteed against fading or peeling. The roof is a 50-plus-year standing seam metal design. The cabin is entirely on the grid, with electric power, phone, high-speed internet, and an owned 500-gallon propane tank. It features a forced-air heat pump, central air conditioning, a Cummins backup propane-powered generator, a Joudal wood stove, and Cadette heaters. A Honeywell Wi-Fi-connected thermostat enables remote access,



complemented by a Wi-Fi-enabled security system, private well, and septic system. The house totals 1,296 square feet, with a 334-square-foot sunroom, totaling 1,630 square feet.

The house is designed for outdoor living, featuring a large covered front deck, a covered back deck, an uncovered morning porch, and a fully enclosed and insulated sunroom with a gas stove insert. Easily accessible hiking that connects off the easement, down to and around Frank and Summerville Lakes.

20 minutes to Eureka and 25 minutes to Lake Koonse's Abayance Bay and Marina.

The area has abundant wildlife and this is the quintessential hunting cabin for all kinds of game that wander through the property. The cabin overlooks the historic Frank Lake train trestle, which was completed in the late 1880s to transport timber across the lake to the Eureka Lumber Company. Unfortunately, the trestle caught fire and burned down shortly after its completion, and it was never rebuilt. The heavy upright timbers continue to fascinate and are part of the waterfront view.

Access from Frank Lake Road, yet isolated enough for complete quiet, privacy, and solitude with your own 1/4 mile private easement and a beautiful water feature, where you can also enjoy your commercial-grade fire pit and grate in the small yard off the deck.

\$20,000.00 was spent on Timber and fire mitigation risk completed in 2023 around the cabin, with timber lying down ready to be sawed up for personal use, or to be marketed.

Built in 2022

Essential Information

MLS® #	30055729
Price	\$948,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,630
Acres	1.78
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Style	Modern, Ranch
Status	Active

Community Information

Address	776 Summerville Road
Subdivision	N/A
City	Eureka
County	Lincoln
State	MT
Zip Code	59917

Amenities

Utilities	Electricity Connected, High Speed Internet Available, Propane, Other, Phone Available, See Remarks
Features	Gated, Lake
View	Lake, Mountain(s), Trees/Woods
Is Waterfront	Yes
Waterfront	Lake, Navigable Water, Waterfront

Interior

Interior Features	Fireplace, Main Level Primary, Open Floorplan, Vaulted Ceiling(s), Wired for Data
Appliances	Dryer, Dishwasher, Range, Refrigerator, Trash Compactor, Washer
Heating	Heat Pump
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Stories	One

Basement Crawl Space

Exterior

Exterior Features Fire Pit, Propane Tank - Owned
Roof Metal
Construction Masonite, Wood Frame
Foundation Poured, Pillar/Post/Pier

Additional Information

Date Listed August 14th, 2025
Days on Market 66