

\$2,000,000 - 3605 Hubbart Dam Road, Marion

MLS® #30058115

\$2,000,000

3 Bedroom, 3.00 Bathroom, 3,698 sqft

Residential on 161.53 Acres

N/A, Marion, MT

Surrounded by the Salish Mountains sits this extraordinary 161-acre property, divided into four lots, offers a rare opportunity to embrace off-grid living in the heart of Northwest Montana. Surrounded by breathtaking views of rolling hills, lush forests, and Montana's rugged mountains, the land features carefully managed topography, parked out for fire prevention and enhanced wildlife habitat, making it ideal for a private homestead. The main house, spanning approximately 2000 finished square feet, includes three bedrooms and three bathrooms, complemented by an additional 1,000 square feet of unfinished basement ready for customization. A new high efficiency radiant boiler and a Tulikivi soap stone fireplace provide reliable and comfortable heat. The exterior has metal siding and roof, with concrete patios for ultimate fire resilience. Designed for self-sufficiency, the property is fully off-grid, powered by a new solar array, 92 kWh of new lithium ion battery storage, four propane tanks, and three backup generators. The compound has two wells, and a large cistern powered by two VFD pumps for low power draw. A newly constructed 6,000-square-foot heated and insulated shop, complete with a 10-inch thick concrete floor and a bathroom, provides ample space for projects, storage, or business endeavors. An unfinished 400 sqft tiny house with a full basement offers potential as a charming guest house, while a large 28 x 40 greenhouse, expansive garden, and sizable



chicken coop support sustainable living. The property also features a new 40 x 86 horse barn with two corrals, perfect for equestrian enthusiasts or livestock management. The entire perimeter of the property is fully fenced, providing security and versatility for various uses. This remarkable property seamlessly blends modern comforts with the freedom of off-grid life, making this a gateway to endless possibilities in Montana’s pristine wilderness.

Built in 2000

Essential Information

MLS® #	30058115
Price	\$2,000,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Square Footage	3,698
Acres	161.53
Year Built	2000
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Active

Community Information

Address	3605 Hubbart Dam Road
Subdivision	N/A
City	Marion
County	Flathead
State	MT
Zip Code	59925

Amenities

Utilities	High Speed Internet Available, Propane
Parking	Additional Parking, Boat, Circular Driveway, Gated, Heated Garage
# of Garages	10

Garages	Detached
View	Meadow, Mountain(s), Valley, Trees/Woods

Interior

Interior Features	Fireplace, Main Level Primary, Walk-In Closet(s), Wired for Sound, Additional Living Quarters
Appliances	Dryer, Dishwasher, Freezer, Range, Refrigerator, Washer, Propane Water Heater
Heating	Gas, Hot Water, Propane, Radiant, Wood Stove
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Stories	One
Basement	Daylight, Full, Partially Finished, Walk-Up Access, Walk-Out Access

Exterior

Exterior Features	Fire Pit, Garden, Storage, Propane Tank - Owned
Construction	Aluminum Siding, Metal Siding
Foundation	Poured

Additional Information

Date Listed	September 27th, 2025
Zoning	None