

\$2,399,000 - 8350 Vann Drive, Lolo

MLS® #30058535

\$2,399,000

2 Bedroom, 1.00 Bathroom, 2,000 sqft

Residential on 4.76 Acres

N/A, Lolo, MT

Look no further than this stunning 4.57-acre serene lifestyle retreat—every fly fisher's dream!! This property has it all, from your very own 360(+/-) ft of Lolo Creek waterfront, crystal waters packed with Brown Trout, Rainbow Trout, Brook Trout and Cutthroat Trout for fly-fishing heaven right out your front door all while taking in the towering Pines, Cottonwoods, and Aspens that border the lush, well-manicured lawn and the fruit trees galore, with 12.50 acre feet of irrigation rights, await! Stepping into the robustly built 5000 sq ft 40x100 barn-dominium style house packed with R38 insulation in the stick-framed 2x8 walls and R60 in the ceilings along with R19 in the interior walls, 17'4" sky-high ceilings, and has a 3-zone radiant heat flooring system. The 3,000 sq ft shop area runs on one zone and also offers a wood stove for that cozy crackling feel, along with dual-voltage 220/110 wiring. There are three garage bays: 2 measuring 16'x10' and the middle measuring 18'x14'. The secure 216 sq ft room opens up through a solid vault door to an immaculate safe room with a granite top work bench and 2 full built in safes, epoxy floors and wood accent walls, and yes, it keeps going to another 216 sq ft room above equipped with rubber flooring ready for your workout gear. The lower-level living quarters, heated by zone two radiant heating, you'll find all have epoxy flooring and granite counters and custom cabinetry throughout. The office offers 2 large desk spaces that overlook Lolo Creek and



meadows. The Kitchen has black stainless appliances, large island, coffee bar and a creek-view that never gets old. The bathroom is a sight to behold with the large free standing soaker tub, dual vanities, rain head shower in a tiled walk in along with the washer/dryer that offers a large folding table and utility sink. Upstairs is heated by zone three and you'll notice that's where the views take over- the large master bedroom's black brick accent wall throws instant drama to the room adding to its large space. Bedroom #2 and the extra room's Creek views are picturesque and then to add the glow of all the natural light that shines through during the day. Outside you have all covered parking and a great concrete patio space to enjoy the amazing creek bed fall colors while soaking in the hot tub taking in all the bald eagles who like to coast over the trees and glide right above the water, it truly is a sight to see. Climbing that asphalt drive, cross the bridge over the seasonal Schroeder-Mclay irrigation ditch that splits this gem. The bare lot awaits your dream home, with underground irrigation, all utilities ready and marked, endless possibilities!! The manicured landscaping steals the show: lush lawns, fire Ash Maples, bright pink Crab Apples all with their slick drip system, hand built retaining wall that lines the entry way. The overly large upper shop offers two sides both with auto doors. The first side measuring 22' x 28' has mega storage with its shelving and lighting. The 2nd side measuring 14'6" x 40" is insulated, sheeted, dual voltage 220/110 wiring and heated with a 12' x 11'6" door -perfect for the boat, horse trailer or whatever your needs are. The fortress-worthy chicken coop, fully fenced, wired and rock-solid ready for your flock with its water system tied into the massive garden paradise, which is also has fully dripped irrigation that is tied to the seasonal underground sprinklers that get professionally blown out every year. The

sprawling deer proof garden is ready for its new owner's green thumb. There are thriving raspberry, blackberry, strawberry and blueberry bushes along with galvanized tomato bins ready for next year's take off. This property has endless options, due to being permitted for 2 residents-live in the shop while you build your dream home, then turn the shop living quarters into extended living quarters or a rental. Let's not forget the wildlife regulars who frequent the property, from the Elk bedding in your yard come winter, Whitetail and Mule deer roaming, black bears wandering by, wild turkeys strutting and countless critter calling it home! Plus, all the open creek bed space for camping, picnics and much more endless fun. This property truly has it all and offers so much solitude only 10 minutes from Missoula, there's truly nothing like it and one you have to see for yourself.

Built in 2018

Essential Information

MLS® #	30058535
Price	\$2,399,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	2,000
Acres	4.76
Year Built	2018
Type	Residential
Sub-Type	Single Family Residence
Style	Other
Status	Active

Community Information

Address	8350 Vann Drive
Subdivision	N/A
City	Lolo

County	Missoula
State	MT
Zip Code	59847

Amenities

Utilities	Cable Available, Electricity Connected, High Speed Internet Available, Propane, Underground Utilities
Parking Spaces	3
Parking	Additional Parking, Garage, Garage Door Opener, Gated
# of Garages	3
Garages	Attached
Is Waterfront	Yes
Waterfront	Creek, Seasonal, Waterfront

Interior

Interior Features	Fireplace, Wired for Data, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Range, Refrigerator
Heating	Propane, Radiant, Wood Stove
Cooling	Ductless
Fireplace	Yes
# of Fireplaces	1
Stories	Two
Basement	None

Exterior

Exterior Features	Garden, Hot Tub/Spa, Rain Gutters, Propane Tank - Owned
Roof	Metal
Construction	Wood Frame
Foundation	Poured

Additional Information

Date Listed	October 12th, 2025
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