

\$650,000 - 297 Pistol Lane, Victor

MLS® #30059776

\$650,000

3 Bedroom, 2.00 Bathroom, 1,680 sqft
Residential on 3.00 Acres

N/A, Victor, MT

The beauty of living in the Bitterroot Valley of Western Montana can primarily be appreciated for the jagged peaks of its namesake mountain range that borders the Western corridor. The beauty of living, fully embracing, the Western lifestyle within this expansive, scenic valley comes with a true sense of independence and a strong sense of place. There's a confidence that you can share in the grandeur of the setting without compromise of your vision of a life well lived, and doing so on your own terms.

Just a short drive away from both the town of Victor, and its larger counterpart to the south, Hamilton, a most bucolic journey will find you unwinding as you meander slowly, thoughtfully, along a tree-lined country lane that will lead you to 297 Pistol Lane, a striking 1 1/2 Story, 1,680' square foot, 3 Bedroom, 2 Bath Barn-style residence which is well-suited to its level, fully fenced, and cross-fenced 3 Acre site. Set beneath the watchful canopy of soaring Ponderosa Pines and mature Aspen trees, and buffeted by a flank of mature shrubs, a fork of Bear Creek runs along the southside of this parcel, and there are even irrigation rights to this typically seasonal body of water.

With a dedicated corral already established, along with a series of no less than 7 outbuildings, including a Barn, a metal Tack Shed, a Chicken Coop, a Greenhouse, along



with several large sheds, and with no covenants to tie you down, this could be such a sweet location for a horse or two, and a means to live off the land with the rural lifestyle you've always dreamt of.

The primary outbuilding that is sure to pique the interest of the most dedicated or procrastinating Gearhead is the detached, heated, insulated, finished Shop/Garage that offers A/C for the warmer months, 6' walls and a 10' ceiling line, and features both 50 and 220 Amp service and plenty of room for the projects that matter the most to you. Large or small, there's room for it all to spread out the work load.

A tiled hallway allows for a measured entrance to the interior of the residence, and it's readily apparent that there is no pretense within these walls, but rather a warm and welcoming design that showcases rustic, Knotty Pine flooring that flows seamlessly throughout the expanse of the Livingroom, Dining area and the Kitchen., while brand new carpeting has been installed within all three Bedrooms, two Bonus Room, as well as the finished upper level Loft.

The Living Room, comfortably-sized and inviting, offers an open line of sight throughout the main level, and features windows that look out onto the fenced rear and side yards of the property, while benefitting from the warmth of the Wood Stove during the colder months. The Dining area is Kitchen-adjacent and offers plenty of space for intimate or large gatherings, with ease of access to the gorgeous grounds just steps away!

Anchoring the primary living space, the Kitchen is well-appointed, offering slate-clad tiled countertops that are complemented by the warmth of the Hickory cabinetry, and with enough room remaining for your movable feast

for the inclusion of a portable, cement-topped Island with additional storage underneath.

Two of the three Bedrooms are located on the Main Level, one with a northern orientation, and the secondary region offering sweet views of the rear grounds.

A full-sized, remodeled Bathroom is located in the main hallway, offering tiled flooring and tiled wall accents. Directly across the way is the Laundry Room that not only offers tiled flooring and open-air shelving for product storage, but it also offers Human and Pet-Door access to the covered Rear Porch.

The upper level of the residence houses the Ensuite Primary Bedroom, two additional Bonus Rooms, and an open-air Loft that sports a skylight for nice ambient light, all of which display a vaulted and Wood-Beamed ceiling line and Tongue-and-Groove wood paneling.

A circular, graveled driveway with a duo of metal farm gates allows for ease of access for all sizes of vehicles and equipment, and there's even a dedicated RV Parking space and RV Dump station onsite.

The location of 297 Pistol Lane is absolutely stellar, with no neighbors in a direct line of site, and while there is quick access to the Highway 93 corridor and the assurance of two recorded Road Maintenance Agreements in place, which include road grading at \$100.00/One Hundred Dollars per years, the quietude and out-in-the-open privacy is something you just can't put a price on.

Please do consider calling your Real Estate professional to schedule your private showing of 297 Pistol Lane in Victor. With no Covenants in place, and with a nice, comfortable home that's located in such a

gorgeous setting, it's time to discover for yourself what the Western Montana lifestyle has to offer!

Built in 1972

Essential Information

MLS® #	30059776
Price	\$650,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,680
Acres	3.00
Year Built	1972
Type	Residential
Sub-Type	Single Family Residence
Style	Cabin
Status	Active

Community Information

Address	297 Pistol Lane
Subdivision	N/A
City	Victor
County	Ravalli
State	MT
Zip Code	59875

Amenities

Utilities	Electricity Connected
Parking	Circular Driveway, RV Access/Parking
# of Garages	4
Garages	Detached
View	Mountain(s), Creek/Stream, Trees/Woods
Is Waterfront	Yes
Waterfront	Other, Seasonal, Stream, Waterfront

Interior

Appliances	Dryer, Microwave, Range, Refrigerator, Water Softener, Washer
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Cooling	Window Unit(s)
Stories	One and One Half
Basement	None

Exterior

Exterior Features	Garden
Roof	Asphalt
Construction	Log Siding, Wood Frame
Foundation	Poured

Additional Information

Date Listed	October 13th, 2025
Days on Market	2
Zoning	None