



Bull Lake Retreat, Lincoln County, Montana, 0.25 Acres

\$875,000

- Fishing, House, Lake Frontage, Water Sports, Waterfowl

Owner financing available! Welcome to your dream Bull Lake retreat on Angel Island, nestled between the breathtaking mountains of Northwest Montana! Located on the water with its own private dock, this turn-key, fully furnished & equipped property (list of inclusions in documents) offers the perfect blend of tranquility & adventure. The shop is 24 x 40, insulated & has its own bathroom. The home has a wall of windows & deck designed to capture the stunning views. The charming 3-bedroom, 3-bath home boasts 2059 sq ft of living space. The open floor plan creates an unobstructed view to the lake. For water enthusiasts, the private dock is a highlight of this property, providing direct access to all your favorite water recreational sports. Whether it's boating, fishing or kayaking, this property is your gateway to endless aquatic adventures. The property is located next to a community park, giving extra room. Angel Island is a special community & offers a clubhouse, marina, docks, swimming areas, tennis court, basketball court, and miles of roads to drive, hike, bike, or walk. This island is known for friendly neighbors and the entire vibe is laid back and centered around recreation. Bring the boat, bike, kayaks, fishing poles, and tennis racquets and enjoy everything this island community has to offer! Located close to the Ross Creek Cedars, the Kootenai River, Bull River, and the Swinging Bridge & Kootenai Falls. Just 20 minutes to Troy and 35 minutes to Libby. Property is being sold "As is."

- Street Address : 404 Halo Drive
- Lot Size Acres : 0.25 Acres
- Postal / Zip Code : 59935
- Lot Size Square Feet : 11250 square feet
- State / Province : Montana
- Dwelling : Yes
- County : Lincoln
- (Assessor) Parcel Number : 6058
- Closest City : Troy

Home Info

- Year Built : 1998
- Building Features : Storage Shed, Shop
- Square Feet Main House : 2059 square feet
- Baths : 3
- Bedrooms : 3

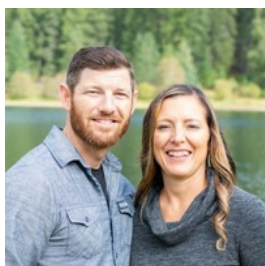
Taxes

Tax Year : 2023

Estimated Taxes per year are \$4,309.00

Per county records

Broker Info



Mark and Jeannette Smith

Clearwater Montana Properties

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Mark and Jeannette – The Montana Dream Team bring a powerful combination of expertise, passion, and local knowledge to help clients find their perfect Montana property. Mark is a seasoned hunting guide in Northwest Montana with extensive experience in hunting, fishing, trapping, home construction, and extreme backcountry recreation. He specializes in bare land as well as hunting and fishing properties, leveraging his firsthand knowledge of Montana's rugged landscapes and recreational opportunities to help clients make informed decisions. Jeannette was born and raised on a cattle ranch in western Montana and holds a Master's degree from the University of Montana. With over 20 years in real estate and her broker's license, she currently serves as the Montana Regional Manager for Clearwater Montana Properties. Her diverse background spans education, ranching, healthcare administration, and life coaching, giving her a well-rounded perspective on client needs. Jeannette is also a member of the Sanders County Community Development Board of Directors, demonstrating her commitment to helping local communities grow while preserving Montana's unique recreational and cultural heritage. Holding designations including Broker, RRS, ABR, C2EX, and GRI, Jeannette specializes in recreation homes and cabins, water frontage, retirement homes, and ranches. Together, Mark and Jeannette focus on top-notch customer service, truly listening to their clients to guide them toward the right property. Whether you're seeking a dream home, cabin, retreat, or hunting/fishing property, the Montana Dream Team is ready to make your Montana real estate dreams a reality. Call, text, message, or email them today at (406) 270-3921 to begin your journey.

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