



## **Bull Lake Lodge, Lincoln County, Montana, 1.00 Acres**

**\$1,695,000**

- Fishing, House, Lake Frontage, Lake/Pond, Water Sports, Waterfowl, Wildlife Viewing

Live your best lake life at Bull Lake Lodge! Enjoy all that Angel Island has to offer including a marina, club house, tennis court, basketball court, and parks. Located in the heart of recreation paradise, this stunning 4 bed 4 bath trophy home boasts premier lake frontage with extensive landscaping and a new aluminum dock. The 3500 sq ft lodge has been completely remodeled with modern elegance, yet rustic charm. The wood beams & rough-cut wood floors capture the essence of Montana with all of the conveniences. The chef's kitchen has granite countertops and high-end appliances that even the most demanding cook will appreciate. With plenty of room to entertain both inside & out, invite your friends and family to this true sanctuary. The dining area opens to a large deck that overlooks the lake, capturing the incredible views of the lake and mountains. The primary bedroom has a large en-suite bathroom complete with custom walk-in tile shower, large closet, & its own deck & gazebo. The basement features a custom bar and a "garage door" that opens, encouraging indoor/outdoor living. The spacious two car garage is heated and insulated and provides great cover for your vehicles. The brand new 34 x 40 shop has built in cabinets, benches and is also insulated & heated. The landscaping includes rock work, a fire pit, and an underground sprinkler system. Modern upgrades included high speed internet, backup generator, and a brand-new septic system. Other perks include an owned propane tank, blown in insulation, custom soft close cabinets, large pantry, propane stoves on each level, electric digital heaters, in-floor heat in the guest bathroom, and a refrigerator in the custom bar. Fish or boat from your own property, walk, bike, or explore the island on your ATV, or drive to other nearby destinations. Hike or bike the Ross Creek Cedars, the Kootenai Falls and the swinging bridge, Kootenai River, or the Yaak Falls. Take a day trip to Glacier National Park, Flathead Lake, or the National Bison Range. Travel to the local small towns, including Troy, Libby, and Thompson Falls, Montana or Couer d'Alene, Sandpoint, or Bonner's Ferry, Idaho. Seller is willing to do owner financing with around half down. This area is known for great hunting, fishing, kayaking, stunning scenery, mountain biking, hiking, boating, and ATVing. With millions of acres of public land, the outdoors is your playground!!

### Main Info

- Street Address : 658 Halo Drive
- Lot Size Acres : 1.00 Acres
- Postal / Zip Code : 59935
- Dwelling : Yes
- State / Province : Montana
- (Assessor) Parcel Number : 5675
- County : Lincoln
- Closest City : Troy

### Home Info

- Year Built : 1996
- Building Features : Garage
- Square Feet Main House : 3500 square feet
- Baths : 4
- Bedrooms : 4

### Taxes

Tax Year : 2025

Estimated Taxes per year are \$4,344.00

Per county records

### Broker Info



#### Mark and Jeannette Smith

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Mark and Jeannette bring the ideal combined expertise in all areas of real estate to make up the Montana Dream Team! Mark is a hunting guide in NW Montana and brings the unique skill sets of hunting, fishing, trapping, home construction, and extreme back country recreation. He specializes in bare land and hunting and fishing properties. Jeannette was born and raised on a cattle ranch in western Montana and graduated with her Master's degree from the University of Montana. She has a diverse background in education, ranching, healthcare administration, and life coaching. She has been in real estate for 20 years, has her brokers license, and is the Montana Regional manager for Clearwater Montana Properties. Jeannette is on the Sanders County Community Development Board of Directors and is passionate about helping local communities grow and thrive, while retaining the unique recreation and cultural aspects that make Montana so special. With designations including Broker, RRS, ABR, C2EX, GRI, she specializes in recreation homes and cabins, water frontage, retirement homes, and ranches. This team will help meet all of your real estate needs and focus on top notch customer service and really listening to their clients. Call, text, message or email them to begin your journey to find the perfect Montana dream property, home, cabin, retreat, or hunting/fishing property of your dreams at (406) 270-3921.

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