



**Luxury Living on the Clark Fork River, Sanders County, Montana, 1.54 Acres      \$1,070,000**

- Fishing, House, River Frontage, Water Sports, Waterfowl, Wildlife Viewing

Modern Montana luxury living on the Clark Fork River. Enjoy the peace and serenity of this private setting with stunning river and mountain views. You'll enter the location via a paved private road and twisting asphalt driveway that opens to a fully landscaped, treed lot complete with a 12' x 24' storage shed, green house & fenced raised bed garden area, & stairs to the river with a removable dock perfect for fishing, launching your boat or kayaks. Custom built & meticulously maintained this sleek, modern, & elegant 1840 sq. ft. home has vaulted ceilings in the living, dining, and kitchen areas with beautiful views from every window. The main home has 3 bedrooms & 1-full bath and 1-3/4 bath. The elegant kitchen has quartz counter tops, full quartz back-splash, waterfall island that seats 4, General Electric Cafe' series appliances with double oven, refrigerator, microwave and dishwasher & custom wood cabinets. The wine bar in the living area makes this a perfect home for entertaining.

The main house is ADA compliant with a concrete ramp to the front door, 8' tall 33" wide doors and a roll-in shower in the master bath. Sit in front of the gas fireplace and enjoy the river & mountain views thru a double set of french doors. Separated from the main home by the garage is a next-generation studio with stunning river & mountain views, separate entrance & complete with a full kitchen and separate bath with shower. Sit on one of the two patios or by the fire pit & watch breathtaking sunsets, bald Eagles soaring over the river while ducks and geese float below & the deer & wild turkeys stroll by on the bank. This modern, high-end home and the nature surrounding is the perfect retreat from the stress of modern life.

- Street Address : 2 Mahonia Court
- Lot Size Acres : 1.54 Acres
- Postal / Zip Code : 59859
- Dwelling : Yes
- State / Province : Montana
- (Assessor) Parcel Number : 31585
- County : Sanders
- Closest City : Plains

### Home Info

- Year Built : 2021
- Building Features : Storage Shed, Greenhouse, Garage
- Square Feet Main House : 1840 square feet
- Baths : 3
- Bedrooms : 4

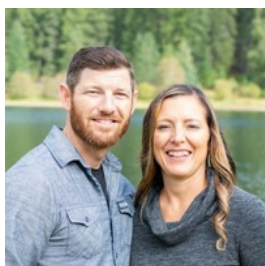
### Taxes

Tax Year : 2025

Estimated Taxes per year are \$3,124.00

Per county records

### Broker Info



#### Mark and Jeannette Smith

Clearwater Montana Properties

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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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