



## Exquisite Modern Farmhouse, Powell County, Montana, 36.84 Acres

**\$1,975,000**

- Equestrian, House, Wildlife Viewing

Exquisite Newly Constructed Modern Farmhouse on 38+/- Acres on Cottonwood Creek & Guest Quarters! Discover craftsmanship and idyllic Montana living at 992 Deer Haven Dr, nestled just outside Deer Lodge. This stunning, newly constructed modern farmhouse offers a blend of sophisticated design and rustic tranquility, situated on just under 40 acres with Cottonwood Creek meandering through the property. So many amazing details about this property – please see associated docs for complete listing description.

### Main Info

- Street Address : 992 Deer Haven Dr
- Lot Size Acres : 36.84 Acres
- Postal / Zip Code : 59722
- Dwelling : Yes
- State / Province : Montana
- (Assessor) Parcel Number : 0706483 0706484
- County : Powell
- Closest City : Deer Lodge

### Home Info

- Year Built : 2025
- Building Features : Outbuildings
- Square Feet Main House : 4727 square feet
- Baths : 3
- Bedrooms : 5
- Half Baths : 1

Please include both list agents on any offers. Seller requires all buyer's to have proof of funds/pre-approval

delivered to list agents prior to showings. All information is deemed accurate but not guaranteed by listing agents. Buyer(s) and their agents to do their own complete due-diligence to verify any and all information. Floor plans are only estimates using the CubiCasa app - buyers and their agents to do their own due diligence. Windows in basement bedrooms may or may not be egress sized. Buyers and their agents to do their own due diligence to verify. According to the county, septic is approved for 5 bedrooms, but not the additional bedroom in the guest house.

#### Taxes

Tax Year : 2024

Estimated Taxes per year are \$5,855.00

#### Broker Info



#### **Hannah Bruha**

**Clearwater Montana Properties**

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Hannah Bruha is a local Butte/ Anaconda REALTOR® who enjoys helping clients through the home buying and selling process. Her overall knowledge of the Western Montana real estate market and a close working relationship with numerous buyers and sellers yielded total sales of \$3.2 million in 2020 and \$3.4 Million to date in 2022. Hannah's performance with her customers has resulted in multiple recommendations and referrals as her business continues to grow. Hannah was born in Colorado (where her father grew up); her mother was born and raised in SW Montana. A job opportunity for her dad brought Hannah and her family to Maryland where Hannah lived from age 4 through high school graduation. Hannah loved all sports growing up and achieved a black belt in karate at the age of 11. Lacrosse, played at a very high level in Maryland, became Hannah's main passion. Hannah then committed to play Division 1 lacrosse at the University of Oregon and coincidentally arrived to play for the Ducks in the fall of 2010. That scholarship was Hannah's ticket to come back west. Hannah then decided to transfer to the University of Montana in 2012 to study exercise science and nutrition, while trying her hand at coaching the Missoula High School Club lacrosse team, another fun effort that resulted in a state championship win! Hannah got married in 2017; her husband is a Lineman for Northwestern Energy and they now live in Anaconda with their two children Hadley and Bo. Hannah has always had a special bond with Montana her whole life, from learning to ski at a young age, backpacking in Glacier Park and the Bitterroot Mountains, fly fishing and paddle boarding on the Yellowstone, and enjoying the amazing outdoor life in Montana. Hannah has led a fulfilling life enjoying the outdoors and raising a young family. She understands the importance real estate plays in her clients' lives and looks forward to many years of building relationships with her clients.

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