



Riverside on Northshore, Sanders County, Montana, 0.51 Acres

\$1,000,000

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

Direct Clark Fork River frontage with unobstructed mountain views from this meticulously upgraded log home on half an acre of professionally landscaped grounds. This turnkey property delivers immediate access to Northwest Montana's premier outdoor recreation—from world-class fly fishing and boating at your private riverfront to backcountry hunting across nearly 500,000 acres of surrounding national forest.

The 2,538-square-foot residence features three bedrooms, three bathrooms, and two versatile bonus rooms. Recent premium upgrades include a brand-new composite Trex deck providing 400+ square feet of outdoor entertaining space overlooking the river. Custom walk-in tile showers elevate both the primary suite and lower-level bathrooms, while the daylight basement design floods living spaces with natural light and frames dramatic river and mountain panoramas.

Multiple heating systems deliver year-round comfort: a newly installed high-efficiency wood stove, propane Rinnai heater, and individual mini-split systems on each level offer precision climate control. The layout maximizes river views while abundant storage accommodates seasonal gear and outdoor equipment.

The 0.51-acre grounds feature underground irrigation sustaining lush landscaping year-round, while mature trees provide privacy without obstructing river views. A custom stone firepit area creates the ideal gathering space, framed by sounds of the Clark Fork River and silhouettes of the Cabinet Mountains. The detached two-car log garage provides secure storage for vehicles, boats, ATVs, and fishing equipment. Across the river, a large undeveloped parcel ensures your mountain and river vistas remain permanently protected.

The property sits near the terminus of a quiet residential dead-end road with convenient access to Thompson Falls amenities. Neighborhood boat launch access eliminates typical riverfront ownership challenges. High-speed fiber optic internet and excellent cellular coverage support remote work arrangements—critical as Montana continues attracting professionals

seeking lifestyle-first relocation.

Thompson Falls sits at the epicenter of Northwest Montana's most productive recreational opportunities. The Clark Fork River, one of Montana's legendary blue-ribbon fisheries, flows over 300 miles supporting robust populations of native cutthroat trout, rainbow trout, bull trout, and smallmouth bass. Spring and fall runs concentrate spawning fish from downstream reservoirs, creating exceptional angling opportunities directly accessible from the property.

Beyond fishing, the Clark Fork provides premier floating opportunities. Thompson Falls Reservoir and Noxon Reservoir offer additional fishing, water skiing, wakeboarding, and recreational boating across thousands of surface acres. The surrounding Lolo National Forest encompasses 490,000+ acres providing exceptional hunting opportunities for elk, white-tailed deer, mule deer, black bear, and moose. Recent Montana Fish Wildlife & Parks data indicates improving elk recruitment rates in Hunting District 121. The Cabinet Mountains Wilderness offers trophy-class hunting across 115,000+ acres of roadless wilderness.

The Lolo National Forest maintains hundreds of miles of trails accommodating hiking, mountain biking, horseback riding, and berry picking. Winter transforms the region into a snowmobiling destination with 350+ miles of groomed trails accessible directly from Thompson Falls, plus backcountry skiing and snowshoeing opportunities.

Missoula International Airport sits just 98 miles southeast—an easy two-hour drive. The Thompson Falls community offers essential services including grocery stores, restaurants, hardware stores, medical facilities, and recreational outfitters, while the town's 1,340 residents maintain genuine small-town character.

Properties combining riverfront access, modern infrastructure, and unlimited outdoor recreation consistently outperform broader market indices. Direct water frontage remains perpetually scarce throughout Montana. Estimated rental income potential exceeds \$2,500 monthly based on comparable short-term vacation rentals, while Montana's recent property tax legislation provides homestead exemptions reducing tax rates to 0.76% for primary residences and qualifying long-term rentals.

The sellers have invested substantially in premium upgrades—new decking, bathrooms, heating systems, and landscaping infrastructure—eliminating typical renovation timelines. This represents immediate move-in capability with no deferred maintenance concerns. The combination of riverfront location, modern systems, and comprehensive recreational access positions this property for continued strong performance.

Schedule your private showing of 59 Northshore Drive to experience why Thompson Falls represents one of Northwest Montana's most compelling opportunities for recreational property ownership. Contact Clearwater Properties today.

Main Info

- Street Address : 59 Northshore Dr
- Lot Size Acres : 0.51 Acres
- Postal / Zip Code : 59873
- Dwelling : Yes
- State / Province : Montana
- (Assessor) Parcel Number : 5587
- County : Sanders
- Closest City : Thompson Falls

Home Info

- Year Built : 1989
- Building Features : Shop, Outbuildings, Other Storage
- Square Feet Main House : 2538
- Baths : 3
- square feet
- Bedrooms : 3

Taxes

Tax Year : 2024

Estimated Taxes per year are \$3,031.00

Per county records

Broker Info



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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 21 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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