



HUNTER'S HEAVEN

\$465,000



12954 FLESHER ACRES RD • CANYON CREEK, MT



- 2 BEDROOMS, 2 BATHS
- 1,680 SQUARE FEET
- 20.04± ACRES
- UNIQUE FEATURES: TONGUE AND GROOVE HOME, ENDLESS VIEWS FROM THE PELLA WINDOWS, 2 KITCHENS WITH MANY UPGRADES, AND MANY ADDITIONAL UPGRADES THROUGHOUT THE HOME.

FOR MORE INFORMATION PLEASE CONTACT CLEARWATER MONTANA PROPERTIES AND REFER TO CMP#0-281508H

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UNIQUE FIR TONGUE AND GROOVE HOME ON THE TOP OF FLESHER PASS. PELLA WINDOWS PROVIDE INCREDIBLE VIEWS. THE GOURMET KITCHEN HAS A STAINLESS WOLF STOVE, 2 SERVEL REFRIGERATORS (LP & ELECTRIC CAPABLE), GRANITE COUNTER TOPS, STAINLESS POT RACK, AND A STAINLESS KITCHEN ISLAND WITH A CHOPPING BLOCK AND CUSTOM KITCHEN CABINETS. THERE IS A SECOND KITCHEN IN THE WALK OUT BASEMENT SUITE WITH AN ADDITIONAL SERVEL REFRIGERATOR. ALSO IN THE BASEMENT IS A SECOND BATH WITH A 6' CLAW FOOT TUB AND A ROOT/WINE CELLAR. CURRENTLY ON THE GRID BUT HAS A BACK UP GENERATOR WITH AN AUTO SWITCH FOR POWER OUTAGES. SOLAR PANELS ARE INSTALLED BUT NEED BATTERIES. THERE IS A QUICK RECOVERY WATER HEATER AND SO MUCH MORE. THE HOME IS SOLD FURNISHED. ALSO INCLUDED IS A 1993 3/4 TON 4X4 PLOW TRUCK EQUIPPED WITH A COMMERCIAL PLOW. 1000 GAL LP GAS TANK IS OWNED AND BURIED. BORDERS BLM LAND AND NEXT TO THE CONTINENTAL DIVIDE TRAIL. \$465,000 WITH THE ADJOINING 20 ACRE PARCEL.

ADDITIONAL PROPERTY INFORMATION

IMPROVEMENTS - RESIDENCE:

SQUARE FOOTAGE: 1,680

BEDROOMS: 2

BATHROOMS: 2

YEAR BUILT: 1997

WATER: SPRING

SEWER: SEPTIC

UTILITIES: GENERATOR

HEAT SOURCE: PROPANE, WOOD

APPLIANCES INCLUDED: DRYER, MICROWAVE,
RANGE, REFRIGERATOR, WASHER,
WINDOW TREATMENTS

ROOF: METAL

FOUNDATION: POURED CONCRETE

OTHER: FULL FINISHED WALKOUT BASEMENT

TERMS: CASH

IMPROVEMENT-OUTBUILDING: POLE BUILDING

SQUARE FOOTAGE: 504

YEAR BUILT: 2006

IMPROVEMENT-OUTBUILDING: SHED

SQUARE FOOTAGE: 192

YEAR BUILT: 2006

ACRES: 20.04±

TAXES: \$1 173/2010

LEGAL: S22, T14N, R06W, TR 9 IN NE

GEOCODE: 05233922101390000

CCR'S: NONE

HOA DUES: NONE