

## liveinMTrealestate.com



440 Travis Creek Rd. Clancy, MT

## Must see: Beautiful setting, 2400' home, creek & pond!

Come home to the most beautiful setting, bordered by Forest Service on 3 sides. Find a babbling creek & a pond w/birds chirping & wildlife all around you, under mature, towering trees. Enjoy a 2400', wellmaintained home, a guest house, a three car garage, a handsome "sauna cabin", a big garden house, a tree house AND a garden! There is so much here, you have to see it to appreciate everything included. Year round, commutable access to Helena. The home is a ranch-over-basement w/ 3 bedrooms, a bath, living, fireplace dining, kitchen & big deck on the main level. Downstairs is recently remodeled w/ an enormous bedroom w/ big windows, a bathroom & a recreation room w/fireplace, bar space & antique Monarch stove. Guest house is near the home & has a lot of space, a wood stove & loads of potential. The "garden house" was once the Lombard Post Office & was moved to the property. The sauna cabin/ house is newer. Pond & bridge over creek add to the appeal of this special place. Could easily be a horse property. Without question, this rare and amazing property is worth seeing, in person.

\$425,000





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