



## COUNTRY LIVING MINUTES FROM POLSON

**33716 Mud Lake Trail**

**Polson, Montana**

**\$399,500**

**MLS # 297576**

8.1 Acre horse property located at the base of the Mission Mountains on paved country roads, just 10 minutes from Polson. Lots of character and whimsy! 3 Bedroom, 2 bath home with artisan details and an in-ground swimming pool. Totally remodeled in 2003. Barn, fenced pasture, paved drive. Seller will rent back shop on 5-yr lease - makes this one even easier to afford!

### **SPECIAL FEATURES include:**

- 24x24 Barn • 40x50x16 Commercial Shop • Log Cabin (Amish built) on concrete slab
  - High efficiency oil stove/fireplace • Mature landscaping
- Low Maintenance Wood/Masonite Siding • Paved Driveway • Cement Patio
- Underground Sprinkler System • Jetted Tub • Wide plank White Oak Flooring
- Observatory: 360° views of mountains and the estate, artisan railing and stairs
  - Effel (German made) efficient stove with natural river rock fireplace
  - Built in desk and knotty oak cabinetry • Wired for surround sound

**By appointment only**



Call: Mac Swan

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