

# Montana Riverside Realty, LLC

406-827-4530 Office 406-546-2651 Cell 406-827-4531 Fax

MontanaRiversideRealty.com • website Leanna@MontanaRiversideRealty.com • eMail



**Leanna Pardee**  
Broker/ Owner

THOMPSON FALLS MONTANA



*If you are buying or selling you can trust Montana Riverside Realty to handle all your real estate needs. With a vast knowledge of the local market you can expect superior customer service!*



**NEW LISTING! Spacious home in town!** Beautifully remodeled home within walking distance from the elementary school. Newer siding, flooring and appliances in this 4 bd, 2.5 ba house. On three city corner lots, covered patio, garage & storage shed incl. **\$149,000** #1025



**Fabulous Home In Town!!** 3 bdrm home with full walk-out basement. Efficient upgrades that include steel insulated siding, vinyl windows and new appliances! Also new paint and gutters. Wonderful location by park and scenic dam site. Beautiful landscaping with rock wall. **\$175,000** #1013



**Excellent Location!** Treed, 6.2 acres North of Town. Paved roads, septic approval, great well area and power is near. Great location for your dream home. Broker is related to the seller. **Priced Reduced to \$70,000** #1015



**Rustic Log Home** in the beautiful Bull River Valley. This 4 bdrm home is located on 14+ ac. Property has spectacular views in every direction with an abundance of wildlife. NF border to include scenic nature walks to the gorgeous Bull River. Beautiful tree mixture & gardens. Also 24x32 shop & more! Agent is related to seller. **Price Reduced. \$360,000** #1014



**Montana Dream Home!** 6+ bdrms in this spectacular log home vaulted ceilings, large picture windows, well designed kitchen, hardwood floors, huge master suite. Brick fireplace and log features throughout. Full basement with rec. room. Covered decks & 3 car garage! **\$889,000** #1023



**Private Setting!!** Spacious home on 20 acres. Large picture windows, exposed beams and full upper level master suite. This home is partially finished and just needs your finishing touches. Great well, power and septic system. This is an excellent value for all the improvements!! **\$239,000** #1020



**Spectacular Mountain Views!** Watch the airplanes fly in and land from the small airport nearby! This 3.98 acre parcel has paved roads, power near, standard septic and water to be hooked up by sellers. Seller Financing. This is a great buy! **\$67,500** #1009



**River Access Lot!** Scenic river views from this treed lot. Located off of the navigable Clark Fork River! Parcel has a deck that overhangs the river bank. Water and septic system installed! This is an excellent price for the lot and improvements! **Ready for your RV or your waterside dream home. \$140,000** #1016



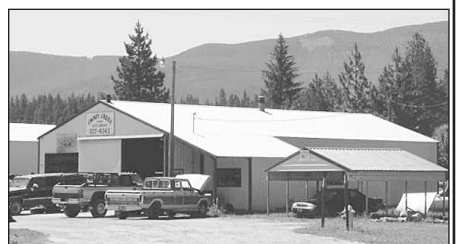
**Salish Shores III Lot 22** - Exceptional secondary water access lot! Scenic views from the bluff. This 1.03 acre property is sloped for great daylight basement options. Septic approval, paved roads, water to be hooked up by buyer. Private boat launch access. Great proximity to town and schools. **\$75,000** **Priced Reduced to \$65,000** #1003



**Salish Shores III Lot 10 & 11-** Great secondary water access lot! Septic approval, paved roads, water and private boat launch access. Price includes standard septic installation and water hook up! Lot 10 1.09 acres. Lot 11 1.24 acres. Agent Owned. **\$47,000 each. Priced Reduced to \$43,000.** Seller Financing. #1001 & #1002



**NEW LISTING! River View Commercial Property** located in downtown Thompson Falls! 3+ offices with conference room. Building includes kitchen, full bathroom and four storage units. City septic and water. Reservoir views! **\$225,000** #1021



**Commercial Building on 1+ Acres!** Located in Trout Creek, hwy frontage, endless commercial opportunities! 37x70 shop to include 3 septic systems, 2 city water hook-ups & 2 car lifts. Sellers will include auto repair shop inventory at additional cost. **\$195,000** #1018