

molly@mollymontana.com  
www.mollymontana.com

Troy, MT 59935



Lincoln County  
406-293-2934

Flathead County  
1-877-731-7032  
Troy, MT 59935

Sanders County  
406-741-2424  
Hot Springs, MT 59845

LIBBY / TROY / HOT SPRINGS MONTANA



**1.6 ACRES ON THE KOOTENAI RIVER** Enjoy 300' of frontage with Forest Service across the river. Lovely 3 bedroom 1 and 1/2 bath. River views from the dining area, kitchen and master then mountain views on the other side. Oversized attached garage with room for a shop area. **\$269,000**



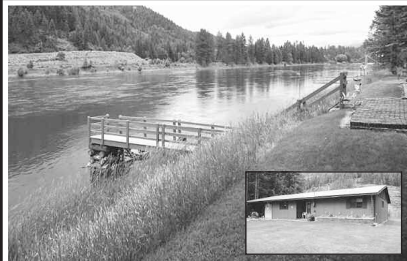
**RIVER VIEWS** from this spacious 3 bdrm, 2 bath home. Includes a shop with its own a septic and plumbed for a bathroom. Large garden area, nicely landscaped backyard. The kitchen has been remodeled for a great cooking space This property includes water rights to an improved spring and is all set up for irrigation. **\$250,000**



**AFFORDABLE 5 BDRM ON 1 ACRE** Great sun porch in the front with a large addition on the back. Huge yard w/unbelievable raspberry patch. 5 minutes walk to Libby Creek for those hot summer days. The entire home can be heated from a wood stove with ducting throughout. **Great Price! \$129,000**



**SITTING ABOVE BULL LAKE.** Great mountain and lake views on 2.2 acres is this newer 2 bdrm, 2 bath home. The entire upstairs is master bdrm and master bath w/another bdrm downstairs. The mud room opens right onto the carport. Beautiful old growth trees with a creek running behind the property. **\$219,000**



**LIVE ON THE RIVER** in a darling 3 bedroom home. New dock, roof, appliances, pellet stove and more. Like to fish, like to relax... come take a look! Possible owner terms. **\$269,900**



**CABIN ON TEN ACRES** off the grid w/some river frontage. The property is already split into 5 parcels with one of them at the South Fork of the Yaak River. The cabin couldn't be more squared away. There is a bunk house, carport, a couple of outbldgs and the property is nicely treed. Pride of ownership here. **\$349,000**



**BULL LAKE ACCESS** on Angel Island. A darling home close to all the amenities Angel Island has to offer. The property has beautiful old growth cedars with an oversized garage, double oven and double sinks in the kitchen with a great upstairs bunk room. **\$239,000**



**ONE ACRE WITH NEWER MODULAR** The lovely home has 3 bedrooms, 2 full baths, living room plus family room, and mountain views all around. Nice level acre ready for your shop, garage, or whatever. **\$169,000**



**KOOTENAI RIVER LIVING** in this 2 bdrm, 2 full ba, fully remodeled home. Nice back porch and large backyard along the river. There is even a studio next to the river. The home has an attached one car garage for entrance convenience. Owner Terms. **\$199,000**



**FISHER RIVER BEAUTY** on 20 ac. A unique 2 bdrm, 2 full ba, round cord wood home sitting at river's edge. Unbelievably beautiful. There is also a 2 bdrm, guest house, a pond and the property has water rights to the river. You need to see this one to get the full experience. Owner is a license real estate broker. **\$799,000**



**NEW CUSTOM LOG HOME** looking right into the Cabinet Wilderness. Lovely 4 bed, 3 bath, with living room, family room, loft, open kitchen, large decks, new appliances all sitting on 2.2 acres. The property comes with access to Bull Lake. The marina is just down the road for easy boating enjoyment. **\$649,000**



**LARGE OPEN FLOOR PLAN.** The light shines in on this 3,808 sq. ft. 3 bedroom, 3 bath home which includes both a living room and large family room. This private 7.9 acres has a garage/shop with a 3 stall carport and you have income from the second home which is a 2 bed 1.75 bath 2001 double-wide. **\$339,000**