

# Montana Riverside Realty, LLC

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**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!*



**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. **\$140,000 #1025**



**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, septic approval. **\$67,500 #1009**



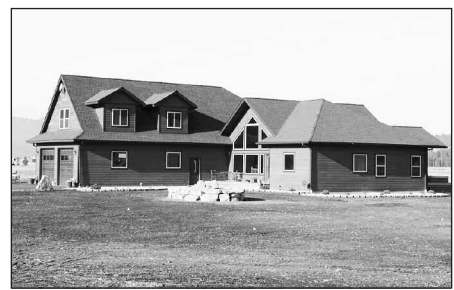
**Excellent Location!** Treed, 6.2 acres North of Town. Paved roads, septic approval, great well area and power is near. Great location for your dream home. Broker is related to the seller. **Priced Reduced to \$58,000 #1015**



**HAVE TO SELL!!!** Rustic Log Home in the beautiful Bull River Valley. 4 bdrm home on 14+ acres. Views in every direction, nice tree mixture, level terrain, NF Border, 24x32 shop & more! Most of the value is figured into land, home is "as is" on piers. House would be a great hunting cabin or live in while building a new home. Agent is related to seller. **\$175,000 1014**



**Big Fir Estates** - 2 lots, excellent private location yet very close to Thompson Falls. Great mountain views, treed, wildlife, power nearby and septic approval! Broker Owned. **Prices start at \$62,900 #1027**



**Beautiful Custom Home!** 6 bdrm, 4.5 bath, vaulted ceilings, hardwood floors. Full basement, wet bar and stamped concrete floor. 2 car attached garage. **\$445,000 #1006**



**Gorgeous Clark Fork River Access via Salish Shores.** This treed lot includes a 32x50 shop with carport, dock, water, power and septic. Also excavation work done to river bank!! **\$175,000 #1030**



**Salish Shores Subdivision Lot.** Access to Navigable Clark Fork River. Includes septic system and large trees. Also paved roads, power & water system to the lot line! **\$145,000 #1031**



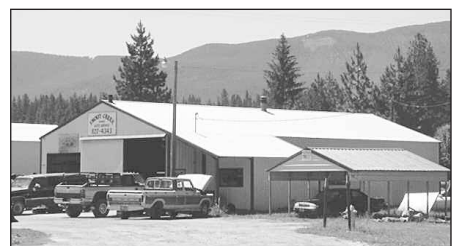
**Salish Shores III Lot 22** - Exceptional secondary water access lot! Scenic views from the bluff. This 1.03 acre property is sloped for great daylight basement options. Septic approval, paved roads, water to be hooked up by buyer. Private boat launch access. Great proximity to town and schools. ~~\$75,000~~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



**Noxon Reservoir Access!** Exceptional 7 acre, water access properties via AVISTA frontage. These lots are a rare find with 600' of water access along with secluded timbered bldg sites. Septic approval and horses okay! listing #1019 **Starting at \$209,000!!!**



**Cozy two bedroom home** placed in beautiful Thompson Falls. House is 1040 sq. ft. on the main floor and a separate entrance for 384 sq. ft. basement. Concrete foundation, newer furnace. **Only \$58,000!!** Broker owner. #1032



**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. **\$185,000 #1018**