

The Club at Spanish Peaks - Duck's Pond



**SPANISH PEAKS**

BIG SKY, MONTANA



## Duck's Pond

Hand Hewn Square Beam Timber and Stone 4 Bedroom 4.5 Bath Fully  
Furnished New Home on 40 Acres with Private Stocked Trout Pond.

**BIG EZ RANCHES**

[riverstopeaks.com](http://riverstopeaks.com) 406.995.2022





After skipping stones off the back deck onto the cabin's private pond, retreat into this splendid turn-key cabin to enjoy some peace and quiet. Take some time to unwind in the well-appointed living room by the wood-burning fireplace or play cards with family in the game room overlooking the pond.



The gourmet kitchen is sized perfectly for small gatherings of family and friends. With a full-size laundry room, office, game room, and large deck this cabin has space for all of your needs.



With four bedrooms – including a children's bunkroom – all of your guests can relax in your home. A crow's nest adjacent to the office-nook which views the two-story living area creates a wonderful environment for catching up on correspondence.



Kids bunk room - 2 sets built-in bunks

# FEATURES AND AMENITIES

Sq. ft. : 3,100

Bedrooms: 4

Baths: 4.5

Acreage: 40 acres

Fireplaces: 2

Private Trout Pond

Builder: Hackbarth Construction

Architect: Bayliss

Exterior: Timber, Stone

Reduced Price: \$2,250,000

Price: ~~\$3,195,000.~~

MLS# 147101

HOA: \$2,700/annual

Taxes: \$3,822./annual

Propane: \$2,000/annual

Electric: \$300/annual

Snow Removal: \$1,250/annual

**Broker Comments:** This home was built as part of an investment portfolio and is being offered for sale for \$2,250,000 which is significantly less than the cost of construction+land. This is a true buyer opportunity as the Seller has more than 10 properties in their development portfolio and has dramatically lowered the pricing to ensure a timely sale.

**Interior:** Log, Hard Wood Floors, Oversize Windows

**Amenities:** The Club at Spanish Peaks

**Disclosure:** Seller(s) and Buyer(s) are aware that the sale is contingent upon The Club at Spanish Peaks approving the potential Buyer(s) for membership prior to closing.

**Location:**



Big EZ Ponds - Ducks Pond

*Best of the West*™

The Club at Spanish Peaks is a private 5,700-acre community in a secluded valley, offering First-class amenities, a Tom Weiskopf signature golf course, and private ski-in/ski-out access to Big Sky Resort, which boasts some of the best ski terrain in the country. Members enjoy the service and camaraderie of a club, the quality and amenities of a major resort, and the peace and quiet of mountain living as it used to be.



**RIVERS TO PEAKS**

*Big Sky Real Estate*

For More Information Please Contact Exclusive Listing Broker:

Martha Johnson, Broker | President

406.995.2022 | 406.580.5891

Martha@RiversToPeaks.com | www.RiversToPeaks.com



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