

## Property Details

- MLS # 166725
- 8 lots; 0.91 acres (39,750 square feet)
- Year-round stream
- House built in 1973
- 2 bedrooms, 1 bath
  - Approx. 1,300 square feet
  - New laminate flooring downstairs
- New carpet upstairs
- Laundry/pantry
  - Energy Star appliances
- Mud room/porch
- Highway frontage
- Zoned residential or commercial
- Year-round access
- Private well/septic
  - Two garages



## Price:

**\$550,000.00**

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**MB MONTANA**  
**BROKER**  
PROPERTIES, LLC

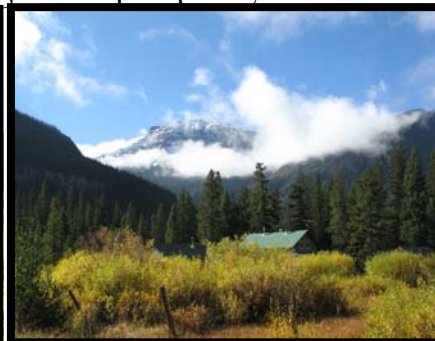
# Scout's Mountain House Silver Gate, Montana



Scout's Mountain House is located 1 mile from the NE Entrance to Yellowstone National Park in Silver Gate, MT, on the famed Beartooth All American Scenic Highway. The house is ideally located at the edge of town with easy year-round access and privacy. There is a small year-round stream running through the property, which is home to spawning Cutthroat Trout; a stream restoration project with FW&P is planned to restore Willow Creek (see Willow Creek Project Assessment). The scenery is spectacular and wildlife is plentiful. Moose, elk, deer, black bears, grizzlies, wolves, fox, bison and countless birds often pass through the property.



Looking east to Mt Republic



A haven in the willows



Living Room, looking toward Dining Room



Kitchen



Dining Room



Wolf print found in our driveway

Horseshoe game on hold...



Silver Gate from above



Recent improvements include wood-grain laminate flooring in the living room and dining room, new carpet upstairs, and tongue-and-groove pine siding inside. Home includes Energy Star washer/dryer and refrigerator (all new in 2004) and chest freezer. There are two garages, one of which is a double garage with workshop and storage. Property has a private well (best water in the world!) and septic system. The house, which is completely winterized for year-round enjoyment, has been lovingly maintained and is in move-in condition.



**Location, Location, Location!**

Silver Gate is a wonderland for anyone interested in fishing, winter and summer hiking, camping, wildlife watching/photography, hunting, snowshoeing, cross-country skiing or other recreation opportunities.