



BERKSHIRE HATHAWAY
HomeServices
Montana Properties



White Rock Retreat
18 White Rock Lane
Whitehall/Waterloo, Montana

\$775,000 | MLS #301401 | 46.09± Acres



INTRODUCTION

The White Rock Retreat home boasts 3,276± sf of masterful craftsmanship with huge log trusses and open floor plan for ease of entertaining and rustic circular sawn floors. The 45.09± acres are native range land which has some seasonal water that migrates to the property from Mill Creek and originates from early spring runoff. The location of the home gives you elevated views of the entire Waterloo Valley.



LOCATION

Located approximately 13 miles South of Whitehall off Hwy 55 in the vicinity of Waterloo, and 16 miles North of Twin Bridges. Access to the property would be from a maintained county road known as White Rock Lane in the farming and ranching community of Waterloo. Even though there are no longer any active businesses or schools in Waterloo, it once boasted a general store, post office, community dance hall and school. The Amish had a strong presence in the area until several years ago where they packed their buggies to expand to larger farming communities.



COMMUNITY

This property is located in Madison County about 13 miles from Whitehall in the area known as Waterloo but addressing is associated with Whitehall since Waterloo no longer has an active post office.

Whitehall, population about 2,500, is located 26 miles east of Butte and 60 miles West of Bozeman. Both of these cities have commercial airports and all of the services and shopping amenities of larger cities. Whitehall offers a K-12 school with about 440 children (Class B School) enrolled, 9 churches of several denominations, a medical and dental clinic and ambulance services. In addition, Whitehall offers 2 parks, rodeo ground baseball fields, summer swimming pool, movie theatre, and volunteer fire department. There are four higher learning institutions within an hours drive of Whitehall. Montana Tech is located in Butte, 26 miles to the West; Montana State University only 50 miles east in Bozeman; Western Montana College is 66 miles to the South in Dillon and Carroll College is only 65 miles to the North in Helena. Each of these Universities are 4 year schools that offer a variety of courses and culture.

You also have the choice to send your children to either Whitehall or Twin Bridges (16 miles) schools since you are technically in the Madison County School district but bus services to either town are available. Location wise you are about equally between either town but home addressing again is Whitehall.



RECREATIONAL OPPORTUNITIES

When it comes to recreation amenities in Southwest Montana, there is none better for big game and fishing opportunities in the immediate area of Waterloo.



HUNTING

Being only a few miles from the Forest Service boundary, big game hunting is at your back door. Lots of antelope to watch on the property but also not unusual to see elk that travel down from the Tobacco Roots to these foothills in the winter months. The bottomland of the Waterloo area is teeming with bird populations of ducks, geese and pheasants and safe to say you will see all sorts of deer in the river bottom pastures.



FISHING

This particular offering affords the avid fisherman to take a 5 minute drive to the Jefferson River for some top notch angling or you're within a 30 minute drive to the renown waters on the Big Hole, Ruby, Madison or Beaverhead. Though the Jefferson does not have the reputation of the Madison, Big Hole, or Ruby, the pressure and solitude outweighs the other in comparison.

IMPROVEMENTS

The log home boasts 3276± sf of masterful craftsmanship with huge log trusses and open floor plan for ease of entertaining and rustic circular sawn floors. Even though there are 3 levels, all of your daily chores can be carried out from the main level with your master bedroom, laundry and living areas conveniently located on one level. The basement encompasses 856± sf with all of mechanical operations (heating unit, pressure tank and water heater) for the house in this area for easy access. Good area for work out room and also plenty of safe dry storage. The main level has 1712± sf with a well-appointed kitchen with cooking island which has cook-top, small wet bar and seating. There is a walk-in pantry with baking area, large formal dining area and plenty of counter space.



As you walk from the expansive arched entry way, the focal point of the home is the grand living area which is adorned with a river rock fireplace. The half bath and laundry area is conveniently located just off the entry but hidden with a pocket door. This main level is all heated with hot water in-floor radiant heat and hot water baseboards on the upper level. Utility service is provided by Vigilante Electric which is unbeatable for its low electrical costs.



The upper level has a full bath and two bedrooms, one with murphy bed and one with bunkbeds which will stay with the home. There is also a library area upstairs which could also be used as an office or computer nook.





The master bedroom has a spacious closet and glassed door that leads to a wrap around deck and in-suite master bath with tiled walk-in shower, jetted tub and double sinks. There is an enormous amount of natural light in the home with floor to ceiling windows and peak to floor measures 24' with hand built trusses.



SHOP

The 40x64 shop is a dream for the handyman with in-floor heat, insulated, finished and wired for 220. Storage area is walled off from the workshop and has an overhead door for ATV and vehicle entry.



GUEST HOUSE/STUDIO

The upper level of the finished shop, 600± sf, is a finished office, guest bedroom and half bath which has its own exterior stair entrance. Majority of the space is open so could be a wonderful artist studio, with plenty of natural light and electric heat.



GARAGE

In addition to the shop, there is a 30x26, 3 car garage with automatic overhead doors openers and concrete floor. One bay has an exceptionally tall door for your taller trucks or toys.



SAUNA HOUSE

The 10x16 sauna house has a cedar lined steam sauna room which has a separate shower and dressing area. The sauna house also has a small greenhouse attached to the east side (approx. 10x6).





GREENHOUSE AND GARDENS

If there is a green thumb in the family, they will be impressed with the 30x32 greenhouse which has a watering system in place and many perennials, annuals, and vegetables it supports. In addition, the outdoor vegetable gardens are established with asparagus, strawberry beds, raspberry patch, apricot, apple, and cherry trees. These beds and gardens are all easily watered with a drip system. The grounds around the home are alive with color from the many flowering bushes and blooming plants which return yearly to delight the owners.





SUMMARY

Summary and Broker's Comments: This package has it all; well-appointed log home, huge finished shop, guest quarters, 3 car garage, greenhouse, immaculate gardens and landscaping, and all in a private setting on 45± acres. Bring your family to enjoy what Montana is all about.

PRICE

\$775,000

MLS

301401

For more information contact:

Michelle Van Dyke
Cell: (406)-596-0805
Office: (406)-684-5686
Michelle.vandyke@bhhsmt.com



