

#3 54227 RANGE ROAD 275 STURGEON COUNTY

ADDITIONAL FEATURES

CONSTRUCTION & SYSTEMS

- Custom log home (2015) built with premium 10" milled logs from Whitefish, Montana, installed using the Swedish Cope and Mohawk technique.
- 23ft ceiling at peak with 2x6" tongue & groove Douglas Fir panels. Ceiling-roof gap filled with approx. 7" of spray foam for airtight, high-performance vapor barrier and impressive R-value.
- 12" (8" solid concrete core) Insulated Concrete Formwork (ICF) foundation.
- Walk-out BSMT with bathroom and wet bar rough-ins and partially framed bedrooms with egress windows (deck opens for safe escape).
- BSMT floor is a Polycore Sleeper Floor system providing R16 insulation (4" thick Expanded Polystyrene and steel panel system)
- "Hey Siri, dim the living room lights" Smart home lighting and sound. Includes exterior speakers on airplay 2, front door lock/unlock, monitor in kitchen (TV) on/off, RGB enabled bulbs throughout.
- Reverse osmosis system supplies kitchen sink, refrigerator, and Aprilaire humidifier.



INCOME POTENTIAL

- Wraparound Douglas Fir deck with helical screw pile foundation on all sides (1250 sqft of decking in total!)
- 8x12ft Insulated animal shelter with enclosed wire pen previously used for chickens and goats.
- Drilled well with high-yield flow rate (30 igpm).
- RV parking with hose bib connection.
- Electrical for Hot tub and RV professionally installed.
- Exterior hot water hose bib.
- Front lawn irrigation system (4 zone).

- Filming location for the holiday film [Coupled Up for Christmas](#), starring Marcus Rosner and Sarah Canning!
- Proven short-term rental generating up to \$650/night in peak season, \$500/night during regular season.
- Popular wedding accommodation for wedding party near Calahoo community hall.
- Previously leased at \$4,500/month (utilities paid by tenant).
- Guests drawn to the "Yellowstone-style" log home experience.

PARCEL OVERVIEW



*** Property lines are approximate**