



Address:
 23365 Mt-35, Bigfork, MT 59911
Price: 3,895,000
Property Type: Residential
Total Bedrooms: 3
Total Bathrooms: 6
Total Sq. Ft.: 5643
Garage Type: Attached
 MLS #21710261

Stunning Flathead Lake property on Yellow Bay with 220 +/- feet of frontage. Expansive Lake views from the grand windows throughout this beautiful residence! On the waterfront the property features a cabana and dock. The well-appointed home has a spacious floorplan that includes features such as an elevator, spacious cook's kitchen, sun patio room, spacious master bedroom, two en suite bedrooms, two large great rooms, a loft area with bathroom and a main level office/laundry room. Side yard area is tastefully fenced for small dogs! Home also features in floor radiant heat and a backup generator. Property includes an early 1900's caretaker's / guest cabin and a large storage shop. This is a must see!

Reports

Listing Office	Cedar House Partners, LLC	Days On Market	14
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Contract Data

Property Sub-Type	Single Family Residence	Listing Date	08/10/2017
Contingent	No	Agent Owned	No
List Price/SqFt	690.24	REO/Bank Owned	No
Short Sale	No	Status	Active

General Property Description

Fin. Sq. Ft. Est.	Over 3000	Year Built	2006
Remodel/Updates	Not Updated	Style	Tri/Multi Level
Lot Size Estimate	5.0-10.0	Lot Acres	8.70
Lot SqFt	378,972	Total Full Baths	1
Total 3/4 Baths	4	Total Half Baths	1
Garage Stall	2	Waterfront	Navigable
Waterfront Name	Flathead	Waterfront Footage	220 +/-
HOA	None	HOA Dues Amount	NA

Legal and Taxes

Covenant	No	Zoning	East Lakeshore
Taxes	7,103.01	Tax Year	2016
Assessor Number	0000015055	Legal	Bear Dance Orchard Tracts 014, S32, T25 N, R19 W, LTS 10A & 10B Amnd (AMND Plat of N1/2 & S1/2 LT 10)

School District District No. 38

Location

County	Lake	Directions	From Bigfork head south on Hwy 35 for about 13 miles, take right onto driveway marked with 23365. Caretakers home is right off the highway, the driveway is just south of caretakers home. If you reach Yellow Bay Community Club you have gone too far.
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Geocode 15358432102060000

Details

Terms Of Sale:	Cash Legal Description; Plat Map/ Survey; Sanitation Perm; Sellers Prop. Disc.; Water Rights Cert.; Zoning
Documents On File:	Electric; High Speed Internet; Lake Water; Septic System; Telephone
Utilities:	
Road Surface:	Blacktop/Asphalt; Gravel
Road Frontage:	State/Federal Hwy
Views:	Lake(s); Mountains; Trees
Surface Water:	Water Description: Flathead Lake
Terrain:	Level; Sloped
Construction:	Concrete; Site Built; Wood/ Frame
Siding:	Brick/Stone; Fiber Cement
Roof:	Comp/Asphalt
Foundation:	Poured Concrete
Basement:	Daylight; Full; Full Finished; Walkout
App./Equip. Included:	Auto Gar. Door Opener; Burglar Alarm; Dishwasher; Disposal; Dryer; Electric Air Filter; Range; Refrigerator; Washer; Window Treatment
ADA Features:	Hallway Width; Ramp; Other: Elevator
HVAC:	A/C Central Air; Electric Forced Air; Gas Hot Water; Propane; Radiant Floor; Other: Boiler
Interior Features:	Fireplace; Number of Fireplaces: 3; Master Bedroom Main Floor
Exterior Features:	Deck; Dock; Fence; Landscaped; Patio; Paved Drive; Porch; Underground Sprinklers
Possession:	Closing
Sign:	Sign On Property
Outbuildings:	Shop; Storage Shed(s); Other: Caretakers Cabin
Fencing:	Perimeter; Smooth Wire
Trees:	Meadow/Tree Mix
Adjacent Owners:	Private