



320 PARK LOOP, Bigfork, MT 59911

List #280838

Timber Frame Home with Views of Montana's Swan Range. Intimate setting provides opportunities to enjoy wildlife viewing and relaxed living. Located on 3.43 acres, this Timber/Peg Home offers nearly 3000 sf of living space. Adjoining 5.52 acres available - MLS# 280844.

Reports

Approved by MLS	Yes	Property Type	Residential
Listing Member	DOUG DEATON, Broker/Owner Cell: (406) 212.4310 Fax #: (406) 837.2011 Office Phone: (406) 837.2007 www.DeatonandCompany.com	Listing Office	Deaton and Company 545500431
Days On Market	44		

Contract Data

Property Sub-Type	Residential	Listing Date	6/11/2008
Status	Active	Status Change Date	6/11/2008
Contingent	No	Original List Price	629,000
List Price	599,000	Selling Office Comm.	2.5*
Sub. Agency	No	Commission List Type	ERS
Owner	MacKenzie		

General Property Description

Fin. Sq. Ft. Est.	2500 - 3000	Total Sq. Ft.	2,968
Sq. Ft. Source	Building Plans	Year Built	2000
Age Range	5 - 10 Years	Style	Tri/Multi Level
Lot Size Estimate	3.1-4.9	Lot Acres	3.43
Total Bedrooms	2	Total Bathrooms	2.50
Total Full Baths	2	Total 3/4 Baths	0
Total Half Baths	1	Garage	None
Garage Type	None	Waterfront	None
Waterfront Name	None	Waterfront Footage	None
HOA	Yes	HOA Dues Amount	unknown

Legal and Taxes

Covenant	Unknown	Zoning	SAG-5
Taxes	2,035	Tax Year	2007
Subdivision	Honey Park	Assessor Number	0000980761
Section-Town.-Range	S20T27NR19W		
Legal	Honey Park Sub Amd L3 & 4 (3.43 acres)		

Remarks

Member See MLS# 280844 for information on adjoining 5.377 acre vacant lot. Boundary Line adjustment will increase lot size from 3.43
Remarks to 3.507 acres. Commission differential should LA represent Buyer. Information gathered from public and private sources deemed accurate but not guaranteed by LA/LO.

Location

Major Area	2x - Greater Bigfork	Area	24-Echo Lake South
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County Flathead
 Directions Hwy 83 S to Park Loop on right (before the Echo Lake Cafe) follow arrows.
 Geo Lat 48,091,855 Geo Lon -114,041,971
 Geocode 07383620201300000

Non-Securitized Fractional Ownership

Fractional? NO

Details

Utilities:	Electric; High Speed Internet; Septic System; Telephone; Well	HVAC:	A/C Central Air; Electric Forced Air; Gas Forced Air; Propane; Other: Dual Systems CLA
Road Surface:	Gravel	Interior Features:	Fireplace
Road Frontage:	Private	Exterior Features:	Deck; Landscaped
Views:	Meadow(s); Mountains; Trees	Possession:	Closing
Construction:	Wood/Frame; Other: TIMBER FRAME	Sign:	Sign On Property
Siding:	Wood	Trees:	Heavily Wooded; Meadow/Tree Mix
Roof:	Asphalt Built-Up	Adjacent Owners:	Private
Foundation:	Poured Concrete	How To Show:	Appointment Only; CLA/CLO; Lock Box
Basement:	Full Finished		
App./Equip. Included:	Dishwasher; Dryer; Range; Refrigerator; Washer		

Information is deemed to be reliable, but is not guaranteed. Buyers and their agents are encouraged to conduct due diligence, and to verify to their satisfaction, the information contained herein regarding property. This information is provided by outside sources and deemed reliable but not guaranteed by the Brokerage Firm, its agents nor representatives, the Listing Agent or the NMAR/Multiple Listing Service, Inc. See [copyright notice](#).

Prepared by Amy Deaton on Friday, July 25, 2008 10:48 AM

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Street Map

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