



13240 Kelley Drive, Bigfork, MT 59911
List #283965

Built to the highest standards, this beautiful home near Swan Lake will stand up to inspection by the most discriminating eye. Solid construction and the finest detail work abound. 'Quadra 7100' Wood fireplace is capable of heating the entire home. Landscaping includes a 38,000 gallon Pond w/ Water Fall.

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	67		

Contract Data

Property Sub-Type	Residential/Waterfront	Listing Date	9/26/2008
Status	Active	Status Change Date	9/26/2008
Contingent	No	Original List Price	829,000
List Price	729,000	Selling Office Comm.	2.5
Sub. Agency	No	Commission List Type	ERS
Owner	Felker		

General Property Description

Fin. Sq. Ft. Est.	2500 - 3000	Total Sq. Ft.	2,600
Sq. Ft. Source	Building Plans	Year Built	2007
Age Range	1 Day to 5 Years	Style	1.5-2 Stories
Lot Size Estimate	1.1-3.0	Lot Acres	2.09
Total Bedrooms	3	Total Bathrooms	2.50
Total Full Baths	2	Total 3/4 Baths	0
Total Half Baths	1	Garage Type	Attached
Waterfront	Access Only	Waterfront Name	Johnson Ck/ pvt pond
Waterfront Footage	unknown - 38000 gallons +/-	HOA	No
HOA Dues Amount	unknown		

Legal and Taxes

Covenant	Yes	Zoning	2.5 acres/unit
Taxes	1,960	Tax Year	2007
Subdivision	La Montana Vista	Assessor Number	0000016730
Section-Town.-Range	S14T26NR19W		
Legal	La Montana Vista Lot 3 & 1/7th interest in Johnson Lot		

Remarks

Member Remarks Information gathered from public and private sources deemed accurate but not guaranteed by LA/LO. Dogs!

Location

Major Area	8x - Greater Lake County	Area	85A-Swan Lake
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County Lake
 Directions Hwy 83 to South Ferndale, left on Trinkus Lane, left on Kelley Drive.
 Geo Lat 48,022,428 Geo Lon -113,967,160
 Geocode 15370814106030000

Non-Securitized Fractional Ownership

Fractional? NO

Details

Utilities:	Electric; High Speed Internet; Septic System; Telephone; Well	HVAC:	Electric Baseboard; Wood; Other: Quadra model 7100
Road Surface:	Blacktop/Asphalt	Interior Features:	Other(1): Gas Stove
Views:	Mountains; Trees; View Description: Pond w/ Water Fall	Exterior Features:	Other(1): 38000+/- gal. pond; Other(2): Water Fall
Surface Water:	Water Description: Pond w/Water Fall	Possession:	Closing
Construction:	Wood/Frame	Sign:	Sign On Property
Siding:	Wood	Trees:	Heavily Wooded
Roof:	Comp/Asphalt	Adjacent Owners:	Private
Foundation:	Cement Block	How To Show:	Appointment Only; Caution - Pet(s)
Basement:	Crawl Space		
App./Equip. Included:	Dishwasher; Dryer; Microwave; Range; Refrigerator; Washer; Woodstove; Other: water fall pump		

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Prepared by Amy Deaton on Tuesday, December 02, 2008 9:55 AM

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Street Map

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