

13824 Sunburst Drive, Bigfork, MT 59911

284158 Residential Active \$398,000

Provided as a courtesy of  
**Deaton and Company**  
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Property Sub-Type: Residential/Waterfront

Total Sq. Ft.:	3,000	Sq Ft Basement (B):	1,520	Sq Ft Lower Lvl. (L):	
Sq Ft Main Level (M):	1,520	Sq Ft 2nd Level (2):		Sq Ft 3rd Level (3):	
Sq. Ft. Source:		Year Built:	1978	Age Range:	20 - 35 Years
Style:	Tri/Multi Level	Lot Dimensions:		Lot Acres:	1
Total Rooms:		Total Bedrooms:	3	Total Bathrooms:	3.50
Total Full Baths:	3	Total 3/4 Baths:	0	Total Half Baths:	1
Garage:	Carport	Garage Type:	Attached	Garage Description:	
Waterfront:	Access Only	Waterfront Name:	Swan Lake	Waterfront Footage:	HOA Access Only
HOA:	Yes	HOA Dues Amount:	\$30/yr		

Covenant:	Yes	Zoning:	Swan Sites	Taxes:	2,551
Tax Year:	2007	Tax Remarks:		Assessor Number:	13206
Section-Town.-Range:	14-26-19	School District:			

Area: 85A-Swan Lake

Fractional %:

Directions: Hwy 83 to S Ferndale to Sunburst Dr. just south of the Kootenai Lodge.  
Public Remarks: Beautifully Renovated Home near Bigfork and Swan Lake. Located on a private one acre lot this 3 bedroom 3.5 bath home is in move in condition. New appliances, floor coverings, foundation, well, septic and more. Nicely Landscaped. Enjoy private access to Swan Lake through Swan Sites HOA park.  
Legal: Lot 116 Swan Sites 1

<u>Utilities:</u> Electric; High Speed Internet; Septic System; Telephone; Well	<u>Roof:</u> Metal	<u>Exterior Features:</u> Deck; Landscaped
<u>Road Surface:</u> Blacktop/Asphalt	<u>Foundation:</u> Poured Concrete	<u>Possession:</u> Closing
<u>Road Frontage:</u> County Road	<u>Basement:</u> Daylight	<u>Sign:</u> Sign On Property
<u>Views:</u> Trees	<u>App./Equip. Included:</u> Dishwasher; Range; Refrigerator	<u>Trees:</u> Partly Wooded
<u>Construction:</u> Wood/Frame	<u>Barrier Free:</u> Grab Bars; Shower	<u>Adjacent Owners:</u> Private
<u>Siding:</u> Cedar	<u>HVAC:</u> Gas Hot Water; Radiant Floor	

List Price: 398,000      Contingent: No      Status Change Date: 10/7/2008

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**Prepared by Deaton and Company on Wednesday, October 08, 2008 9:37 PM**

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