



26350 E Shore Route, Bigfork, MT 59911
List #284366

Restored 1930's Lake Cottage with 252 sq ft guest studio with kitchenette. Beach has 66 ft concrete sea wall, mature foliage behind beach, picnic platform/table with stone BBQ. Could not be any cuter. Entertainment decks. Boat garage. New 50' dock with concrete piers installed spring '07.

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
Co-listing Member	Rick Brunette of Coldwell Banker Wachholz/Kal	Days On Market	52

Contract Data

Property Sub-Type	Residential/Waterfront	Listing Date	10/16/2008
Status	Active	Status Change Date	10/16/2008
Contingent	No	Original List Price	694,500
List Price	694,500	Selling Office Comm.	3
Sub. Agency	No	Commission List Type	ERS
Owner	Thompson		

General Property Description

Fin. Sq. Ft. Est.	600 - 800	Total Sq. Ft.	776
Year Built	1937	Age Range	Over 50 Years
Style	Ranch	Lot Size Estimate	LOT TO .50
Lot Acres	0.42	Total Bedrooms	1
Total Bathrooms	1	Total Full Baths	1
Total 3/4 Baths	0	Total Half Baths	0
Garage Type	Detached	Waterfront	Navigable
Waterfront Name	FLATHEAD LAKE	Waterfront Footage	66+/-
HOA	No	HOA Dues Amount	0

Legal and Taxes

Covenant	Call Listing Agent	Zoning	none
Taxes	1,257.42	Tax Year	2007
Assessor Number	0000015274	Section-Town.-Range	S20-T26N-R19W
Legal	LOT 18 BLK 1 SHORE ACRES		

Remarks

Member Remarks Push button lock box code 3-5-7-9. Hwy 35 splits lakefront & residence. Information gathered from public and private sources deemed accurate but not guaranteed by LA/LO.

Location

Major Area	8x - Greater Lake County	Area	83A-Woods Bay
County	Lake		

Directions Hwy 35, south of Bigfork to Woods Bay North of Shore Acres/Orchard Lane.
 Geo Lat 47,999,926 Geo Lon -114,049,223
 Geocode 15370820301100000

Non-Securitized Fractional Ownership

Fractional?	NO
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Details

Utilities:	Cable TV Available; Electric; Gas; High Speed Internet; Septic System; Telephone; Well	App./Equip. Included:	Range; Refrigerator; Woodstove
Road Surface:	Blacktop/Asphalt	HVAC:	Gas Forced Air; Wood
Road Frontage:	State/Federal Hwy	Interior Features:	Wood Stove
Views:	Lake(s); Mountains; Trees	Exterior Features:	Deck; Fence; Landscaped; Porch
Surface Water:	Lake(s); Motorized; Water Description: FLATHEAD LAKE; Waterfront Footage: 66	Possession:	Negotiable
Construction:	Wood/Frame	Sign:	Sign On Property
Siding:	Wood	Trees:	Partly Wooded
Roof:	Comp/Asphalt	Adjacent Owners:	Private
Foundation:	Poured Concrete	How To Show:	CLA/CLO; Lock Box; Other: Lockbox Code 3-5-7-9
Basement:	Partial		

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Prepared by Amy Deaton on Sunday, December 07, 2008 9:55 PM

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Street Map

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