



500 Wild Swan Trail, Bigfork, MT 59911

List #285551

The Wild Beyond...Live the Life you've Imagined on this peaceful 20 Acre property with Main House and 2 Guest Quarters. Unsurpassed Setting and Quality - this property is indeed a rare find. Designed and built by multiple award winning Stoddard Construction and Design, this property is equally compatible for both private relaxation or jovial entertaining. Bliss for your mind, body and spirit.

### Reports

Approved by MLS	Yes	Property Type	Residential
Listing Member	Doug Deaton. Deaton & Company Real Estate 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	25		

### Contract Data

Property Sub-Type	Residential	Listing Date	12/22/2008
Status	Active	Status Change Date	12/22/2008
Contingent	No	Original List Price	1,350,000
List Price	1,350,000	Selling Office Comm.	2.75*
Sub. Agency	No	Commission List Type	ERS
Owner	Stoddard	REO/Bank Owned	No

### General Property Description

Fin. Sq. Ft. Est.	Over 3000	Total Sq. Ft.	4,200
Sq Ft Main Level (M)	2,400	Sq. Ft. Source	Building Plans
Year Built	2007	Age Range	1 Day to 5 Years
Style	Ranch	Lot Size Estimate	20.1-40.0
Lot Acres	20.23	Total Bedrooms	4
Total Bathrooms	4	Total Full Baths	3
Total 3/4 Baths	0	Total Half Baths	1
Garage	Double	Garage Type	Attached
Garage Description	Attached/Guest Qtrs	Waterfront	Non Navigable
Waterfront Name	Pond w/ Waterfall	Waterfront Footage	unknown
HOA	No	HOA Dues Amount	CLO

### Legal and Taxes

Covenant	No	Zoning	AG-20
Taxes	1,645	Tax Year	2008
Assessor Number	0000952639	Section-Town.-Range	36-27-19
Legal	TR 2AA in N2SE4NW4 S36T27NR19W		

### Remarks

Member Square Footage based on main house and 2 separate guest quarters. Plans available for creative improvements/additions to existing buildings. Commission differential if LA procures 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
County	Flathead		
Directions	CLA - No Signs per owners request. Hwy 83 to Julian Lane, 2nd right then straight at Montana Bliss sign.		
Geo Lat	48,061,503	Geo Lon	-113,955,752
Geocode	07383636201030000		

### Non-Securitized Fractional Ownership

Fractional? NO

#### Details

<b>Utilities:</b>	Electric; High Speed Internet; Septic System; Telephone; Well	<b>HVAC:</b>	Gas Forced Air; Propane
<b>Road Surface:</b>	Gravel	<b>Interior Features:</b>	Fireplace
<b>Road Frontage:</b>	Private	<b>Exterior Features:</b>	Landscaped; Patio; RV Parking; Other(1): Rock Features; Other(2): Pond w/ Waterfall
<b>Views:</b>	Meadow(s); Mountains; Trees; View Description: Swan Range	<b>Outbuildings:</b>	Cabin(s); Shop; Storage Shed(s)
<b>Surface Water:</b>	Pond(s); Water Description: Pond with Waterfall	<b>Trees:</b>	Heavily Wooded; Meadow/Tree Mix
<b>Construction:</b>	Wood/Frame	<b>Adjacent Owners:</b>	Private; State
<b>Siding:</b>	Wood	<b>Exclusions:</b>	Exclusions: TeePee & Totum Pole
<b>Roof:</b>	Comp/Asphalt	<b>How To Show:</b>	Appointment Only; CLA/CLO
<b>Foundation:</b>	Poured Concrete		
<b>App./Equip. Included:</b>	Other: negotiable		

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Prepared by Amy Deaton on Friday, January 16, 2009 2:51 PM

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Street Map

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