

Property Information: 42884 Poplar Lane, Polson, MT 59860

Legal Description:

Tract A, Amended Plat of Lot-3, Block 1, Big Arm Villa Sites, a Subdivision of Section 26, Township 24 North, Range 21 West, Lake County

Property Description:

Montana style home on 1.6 acres of secluded, gently sloping lakefront property; 144 ft of lake frontage on unique point area of Big Arm Bay area of Flathead Lake, Montana; Gated property is beautifully landscaped with some large pine trees, rock accented gardens, and large grassy areas; Secluded lakefront swimming area, large dock, with boat lift; Lake views include Big Arm Bay, Chief Cliff, Wildhorse Island, Blacktail Mountain, and the Swan Mountain Range.

Layout and Features:

- 3 bedroom, 2 ½ bathrooms
- Ground floor level: foyer, living, dining, kitchen, family (w/ fireplace), master bedroom, master bath, laundry/mud, half bath, upper deck, 2 car garage.
- Lower floor walkout: 2 bedrooms, bath, recreation (w/ fireplace), bunkhouse, lower decks.
- Upper detached 3 car garage, workshop
- Front gate access control to property
- Huge back deck with large hot tub
- Gently sloping grass back lawn to lakefront
- Riparian zone, firepit area, kayak storage, and lighted, level grass area at lakefront
- Prime views of bald eagles' nest on adjacent property
- Dock: 600 sq ft w/ ladder, boat bumpers/tie-offs, and powered shore station boat lift

History Synopsis:

Built 1979, purchased in Nov 2010; with extensive upgrades made by current owners since purchase:

- Interior: fully renovated kitchen, bathrooms, and interior areas throughout (e.g., appliances, cabinets, doors/trim, lighting, fireplaces, flooring, drywall, paint)
- Exterior: new siding, windows, doors; new decks, extensive landscaping, irrigation system, fenced gardens, lakefront area
- Mechanical: new heat pump, furnace, A/C; water purification system; drinking water RO system, water well pump, lift pump
- Upper detached garage/workshop: 3 bays; heated, 100A dedicated power ;(120/240 receptacles throughout), well water and irrigation water at exterior; full attic storage

Dimensions:

Ground level: 2448 sq ft total: 1798 sq ft (living)+ 650 sq ft (garage)+ attic above

Walkout level: 1227 sq ft

Upper Covered Balcony: 350 sq ft

Lower Deck – 1888 sq ft total (350 sq ft covered, 1538 sq ft uncovered)

Side Deck – 82 sq ft

Upper Detached Garage/Workshop: 1215 sq ft + 450 sq ft storage attic

Water/Irrigation/Septic:

Water: well depth 140 ft; full ground water rights, new well pump installed in October 2018.

Irrigation system: automatic constant pressure irrigation system with full lake water rights; installed in 2013.

Septic: grinder/lift pump alongside house, septic tank and drain field at upper field. Septic pump grinder replaced and system checked in 2017. Septic tank pumped to be pumped on 06 July 2023.

Utilities:

ADT alarm system – home security service

CenturyLink – internet service, landline phone service

Direct TV system – TV service

Mission Valley Power – electrical service

Republic Services – trash service

US Postal Service – Polson