

**Owner's Feature Sheet**  
**24037 Geri Lane**  
**Swan Lake, Montana 59911**

**Features and Benefits:**

- Spectacular lake views and stunning views of the surrounding Tamarack covered Swan Mountain range
- 7574 square foot house with approximately 300 feet of lake frontage
- 4 bedrooms, 4 full bathrooms, 3 half bathrooms
- Additional outdoor living space includes 7 decks, outdoor fireplace, and patio laid with Belgard pavers
- Indoor natural stone tile flooring and granite countertops throughout the house, including approximately 2200 square feet of onyx travertine tile from Turkey
- Hardwood flooring
- Other indoor accents include: blue pine ceilings, knotty pine features, carved glass accent doors and windows, and large picture windows which provide an invigorating sunny glow
- Theater room with 80 inch TV screen, set on a hand crafted stand which includes copper accents
- Sonos sound system
- Indoor and outdoor lighting made of alabaster, mica, and bronze, designed and crafted by Kevin Clark Originals
- Venetian plaster wall finish, throughout
- Security system including, burglar alarms, panic button, motion sensors, water sensors, smoke detectors, carbon monoxide detectors, outdoor video cameras, and beautiful aspen themed gate
- 7 mini split converters for indoor heating and cooling
- Propane, radiant heat
- 2 propane fireplaces
- Backup, Generac generator for those rare power outages
- Lightning rods
- Boat slip/dock
- Easy to maintain, irrigated, perineal, flower beds including spring, summer, and fall color, as well as evergreen foundation shrubs
- Outdoor hardscape including, Belgard paved driveway, flower beds, and retaining wall
- 100 feet of native shrubs and grasses lining the chipped rock road leading to the house
- Reasonable HOA annual assessment of \$750.00 for lots with a house, and \$300.00 for empty lots. The HOA assessment pays for the use and maintenance of the neighborhood water well and septic system, landscape maintenance of the neighborhood common area, insurance, fire mitigation, snow plowing, and road resurfacing.
  
- Located at the base of huckleberry filled, Six Mile Mountain, in the peaceful village of Swan Lake, home to the famous Huckleberry Festival
- Beautiful, 20 minute drive to Bigfork, and 1 hour from the West entrance to Glacier National Park