

34636 US Highway 93 Big Arm, MT

(Seller has provided the following information. All information should be verified by buyer.)

2400 sq ft home built in 2006

All one level with a full crawl space below that you can stand up in.

Forced air for heating and AC cooling

3 bedrooms, 2 bath, 1 office

Primary and one other bedroom have lake views and sliding doors on to deck.

Primary bedroom has soaking tub and separate shower. Large walk-in closet.

Kitchen has granite counters and stainless steel appliances

Main living area has vaulted ceilings and log accents. Stone fireplace with built in shelving.

Living area wired for surround sound.

Large covered deck wired with speakers and plumbed for drip irrigation.

Deck has no maintenance Trex decking and custom iron railing with a gate at the stairs for kid safety.

Deck has vaulted ceiling supported by yellow cedar logs with tongue and groove ceiling.

Oversize 2 car garage

Large mudroom/laundry room with cabinets that match kitchen.

Exterior siding is no maintenance concrete hardiboard designed to look like natural wood. Front of house has stone going up about four feet with yellow cedar log accents.

Shop building:

Large enough to store 2 boats, jets skis, lawn tractor and lake toys

Studio apartment with full kitchen and bath. Sleep 4 with fold out couch.

Loft storage above apartment

plumbed for outdoor shower for rinsing after swimming

full length work bench along one wall with cabinet storage.

Bunkhouse:

Sleeps 2

Sink room

Electricity

Back side of bunkhouse is a potting shed

Property:

3.89 acres, 200 feet of lake front

Parcel is fully irrigated and landscaped with water rights from the lake for irrigation

Drip irrigation system for planter and hanging baskets.

Irrigation system has been professionally maintained and winterized every year.

Large pine trees throughout the property.

Entire property is fenced.

Hot tub on separate deck in a wooded area of the property accessed via a stone walkway to the main house deck stairs.

New 2 birth dock built in 2017. Wired for electricity and plumbed for drip irrigation.

Covered boat lift for one boat.

Concrete boat launch on property

Additional Negotiable Items:

All furniture

Early 2000's Toyota Tundra

18 foot water ski boat and trailer

30 foot pontoon boat with 135 horse outboard and trailer

Water toys

Kalispell Airport Garage Condo

Location:

15 min to Polson

30 min to Lakeside

45 min to Kalispell

1:15 to Missoula

1:15 to Glacier Park

1:00 to Whitefish