

\$885,000 - 159 Sylvan Drive, Bigfork

MLS® #30031589

\$885,000

3 Bedroom, 2.00 Bathroom, 1,568 sqft
Residential on 0.79 Acres

N/A, Bigfork, MT

Discover your dream home in this charming 3-bed, 2-bath home nestled among the trees with stunning Flathead Lake views from the great room and especially enjoyed from the upper large entertaining deck. Located just 2 miles south of Bigfork, this property offers a unique blend of tranquility and convenience. Enjoy the spacious 2000+ SF commercial shop right off Hwy 35 for your business ventures, RV parking and hookups, and there's a greenhouse, perfect for your gardening. With easy access to Bigfork's amenities, Kalispell shopping, Glacier Int Airport, and the breathtaking Glacier National Park, you'll be perfectly positioned to enjoy both serene Montana living and vibrant local recreation. Whether you're relaxing on the deck, working in the shop, tending plants in the greenhouse, or exploring nearby attractions, this property offers an ideal blend of comfort and opportunity. No HOA or Covenants. R1 zoning w/ Commercial use at shop. Check out the Virtual Tour and make yourself at home! The shop has an upper area that is finished and used as additional sleeping quarters; approximately 200+ SF with a window. There's an office and bathroom below, and 220 and compressed air all around the shop. A large wood stove keeps it toasty! The shop is on its own septic system. The septic permit for the home is for 2 bedrooms.

The charming village of Bigfork (pop. 4000+) is just minutes away, and it is home to world



class art galleries, fabulous dining possibilities, quaint shops, and the Bigfork Summer Playhouse, which has been celebrated as one of the Northwest's finest repertory theaters for over 50 years. All this is delightfully accompanied by the warmth and hospitality for which Montanans are known. Among other accolades, Bigfork has been voted as "One of the 50 Great Towns of the West" and designated as "One of the 100 Best Small Art Towns of the Nation" which is no surprise given its thirteen world class art galleries. Bigfork has been named as one of the 100 Best Getaways for a Vacation or a Lifetime and in "The 10 Most Beautiful Places To Go For A Run" by Nike. "Quiet, isolated, and peaceful, the trails at Bigfork are among the best in Montana, which itself offers hundreds of opportunities for stunning running paths." Two excellent ski resorts are within an hour's drive, and all of the incredible abundance of other outdoor recreation can be found in the Bigfork vicinity, including golfing, water recreation of all sorts on Flathead Lake and multiple other lakes and rivers nearby. An hour north of Bigfork you can revel in the glory and the majesty of Glacier National Park, known as the Crown of the Continent, and even closer you'll find the Glacier Park International Airport and all of the shopping and medical facilities of Kalispell. This wonderful home offers a rare and exciting chance to live in and enjoy the banana belt of Montana. This area is known for its mild winters that are especially conducive to growing cherries and other fruit. Is it time for you to follow your dreams?

RESIDENTIAL PROPERTY TAX INCREASE NOTICE:

Property tax bills for 2024 and prior years may not reflect the future tax burdens on non-owner-occupied residential properties such as second homes, vacation homes, and short-term rentals. Recent legislation passed by the Montana Legislature (House Bill 231

and Senate Bill 542) raised the tax burdens on such properties and will take full effect in tax year 2026 and reflected in tax bills sent out in the fall of 2026. Further, the Montana Department of Revenue’s statewide property appraisal for the 2025-2026 biennium is anticipated to raise the value of all residential properties beginning in tax year 2025. Buyers are encouraged to consult with a tax advisor or real estate attorney for further information concerning the impact these changes may have on the tax bills for any Montana residential property they are considering. This notice is provided for informational purposes only and does not constitute legal or tax advice.

Information deemed reliable but not warranted by listing office or the listing agent. Buyers & agents are advised to conduct their own due diligence.

Built in 1983

Essential Information

MLS® #	30031589
Price	\$885,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,568
Acres	0.79
Year Built	1983
Type	Residential
Sub-Type	Single Family Residence
Style	Other
Status	Active

Community Information

Address	159 Sylvan Drive
Subdivision	N/A

City	Bigfork
County	Flathead
State	MT
Zip Code	59911

Amenities

Utilities	Cable Available, Electricity Connected, High Speed Internet Available
Parking	Additional Parking, Heated Garage, RV Access/Parking
# of Garages	3
Garages	Detached
View	Lake, Mountain(s)

Interior

Interior Features	Fireplace, Main Level Primary, Vaulted Ceiling(s)
Appliances	Dishwasher, Microwave, Range, Refrigerator
Heating	Baseboard, Electric, Wood Stove
Fireplace	Yes
# of Fireplaces	1
Stories	Two
Basement	Crawl Space

Exterior

Exterior Features	RV Hookup, Storage, See Remarks
Roof	Metal
Construction	Wood Siding, Wood Frame
Foundation	Poured

School Information

District	District No. 38
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Additional Information

Date Listed	August 2nd, 2024
Days on Market	330
Zoning	See Remarks