

\$5,990,000 - 2870 Us Highway 93 W, Whitefish

MLS® #30034041

\$5,990,000

9 Bedroom, 7.00 Bathroom, 8,750 sqft

Residential on 11.93 Acres

N/A, Whitefish, MT

Projected Rental income \$420,000+

This 11+ acre creekside property is set to provide an amazing return on investment. As a relatively new rental, top-line revenue in the second year surpassed \$420,000, and it's just getting started. Currently, the property is ranked in the top 6 AirBnB rentals in all of Flathead County (main house and guest house combined) and in the top 9 with the main house individually. It is proving to be quite a successful wedding venue and corporate retreat compound with ample growth opportunities. Located three miles from Whitefish Lake Golf Course, this home and guest home feature 9 total bedrooms, 8750 sq ft of living space, impeccable finishes, and low maintenance. Main house is 6,110 Sq Ft custom-built, mountain modern style with a 2,640 sq ft guest house on just under 12 acres bordering state land. Features include; 6 bedrooms (plus 3 more in the guest house), multiple cozy and private spaces, 2 ponds, 2 hot tubs, 2 back-up generators, fiber optic internet, Skyles Creek runs through the property, a spring, large RV covered parking/hookup, fenced pet area, second living area in the walkout basement, bonus rooms, superb windows & deck space, custom railings with extra large beams, and so much more! No sign on property. Fiber optic internet is to the main house. There are four sets of washers & dryers, two in the main house, one in the guest house and one in the garage at the guest house. There is one fireplace in the



main home, one in the guest house and also a gas potbelly stove in the guest home. Septic system was recently updated to accomodate the addition of the guest house and is monitored with an alarm system. There are two satellite dishes attached to the home not in use. Main house has three levels, guest house has two. Guest home was built with radiant heat in the ground level floor but is not connected. The planned bike path from Whitefish is scheduled to start construction in Spring, 2025. The house is being sold furnished, excluding artwork and other personal items. Exclusions list available on request.

Built in 2017

Essential Information

MLS® #	30034041
Price	\$5,990,000
Bedrooms	9
Bathrooms	7.00
Full Baths	2
Square Footage	8,750
Acres	11.93
Year Built	2017
Type	Residential
Sub-Type	Single Family Residence
Style	Modern
Status	Active

Community Information

Address	2870 Us Highway 93 W
Subdivision	N/A
City	Whitefish
County	Flathead
State	MT
Zip Code	59937

Amenities

Utilities	Electricity Connected, High Speed Internet Available, Propane, Phone Available
Parking	Additional Parking, Garage, Garage Door Opener, Heated Garage, RV Access/Parking
# of Garages	5
Garages	Attached
View	Meadow, Mountain(s), Creek/Stream, Trees/Woods

Interior

Interior Features	Fireplace, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s), Additional Living Quarters, Wet Bar, Central Vacuum
Appliances	Dishwasher, Disposal, Microwave, Range, Refrigerator, Water Softener, Water Purifier, Washer
Heating	Electric, Forced Air, Heat Pump, Propane
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Stories	Two, Three Or More
Has Basement	Yes
Basement	Finished, Walk-Out Access

Exterior

Exterior Features	Dog Run, Fire Pit, Hot Tub/Spa, Propane Tank - Owned, Propane Tank - Leased
Roof	Asphalt
Construction	Wood Siding
Foundation	Poured

Additional Information

Date Listed	September 19th, 2024
Days on Market	364
Zoning	None