

\$798,000 - 229 Sandy Hill Lane, Columbia Falls

MLS® #30039127

\$798,000

5 Bedroom, 3.00 Bathroom, 1,612 sqft
Residential on 1.00 Acres

N/A, Columbia Falls, MT

TWO HOMES on 1 acre. The rental income helps pay your mortgage or use the second home for multigenerational living! Great location near downtown Whitefish with easy access to Columbia Falls and Kalispell. This home offers the best of both worlds; peaceful country living and easy access to amenities. Located in the Whitefish School district in a convenient, private, central location at the end of the road. The 3-bedroom 2-bathroom main home and the 2-bedroom 1-bathroom, current long-term rental, have their own private driveways. This well planned out property offers spacious living in a quiet neighborhood. The main house amenities include a 28 x 32, heated shop/garage, built in 2020, perfect for all your equipment and toys, a carport, a 14 by 12 storage shed, wood shed, chicken coop, fruit trees, mature trees and a large yard. The main home and rental have separate fire pits and patios for perfect evenings outdoors. Recent inspection concerns have been addressed. The rental property rents for \$1800 per month on a month to month lease. The rental is a Mobile home on a permanent foundation with upgraded roof and covered patio and has a new (3 yr old) gas forced air furnace and air conditioner with a remodeled bath and some of the flooring.

Enjoy peace of mind with top-notch water systems in both the home and the rental. Located just 4.5 mi. from Whitefish and 2.5 mi. from Logan Health. 17 miles to Big Mountain or Kalispell, 22 miles to Glacier



National Park. Please note: There are two septic systems on the property. Both systems are nonconforming.

The main home is equipped with a natural GFA furnace and a wood stove that economically heats the whole house. Quiet neighborhood.

The rental property netted \$16,500 from May to October in 2024 after paying the property management company commissions and cleaning fees.

Outdoor spigot has soft water for washing your car

Built in 1981

Essential Information

MLS® #	30039127
Price	\$798,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Square Footage	1,612
Acres	1.00
Year Built	1981
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Active

Community Information

Address	229 Sandy Hill Lane
Subdivision	N/A
City	Columbia Falls
County	Flathead
State	MT
Zip Code	59912

Amenities

Parking Spaces	2
Parking	Additional Parking, Boat, Heated Garage, RV Access/Parking
# of Garages	2
Garages	Detached

Interior

Interior Features	Main Level Primary
Appliances	Dishwasher, Microwave, Range, Refrigerator, Water Softener, Water Purifier
Heating	Electric, Forced Air, Gas, Wood Stove
# of Stories	1
Stories	One
Basement	Crawl Space

Exterior

Exterior Features	Fire Pit
Construction	Brick, Wood Siding, Wood Frame
Foundation	Poured

School Information

District	District No. 44
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Additional Information

Date Listed	January 17th, 2025
Days on Market	275
Zoning	Residential