

\$3,600,000 - 85 Meadows Drive, Whitefish

MLS® #30044079

\$3,600,000

3 Bedroom, 4.00 Bathroom, 2,500 sqft

Residential on 19.90 Acres

Highland Meadows, Whitefish, MT

The Sanctuary at Highland Meadows offers unparalleled views and a unique opportunity for privacy in Whitefish, Montana.

Unbelievable 360-degree views of the Whitefish Range, Whitefish Mountain Resort, Mt. Stimson and Mt. Pinchot in the heart of Glacier National Park, the Great Northern Mountain, Columbia and Swan Mountains all the way to Flathead Lake. The only home known to have a view of adjacent Tally Lake, the deepest lake in Montana and surrounded by U.S. Forest Service lands. Situated on top of one of the highest points in Whitefish on 20 acres surrounded by U.S. Forest Service lands, this Mountain Modern designed home is at the top of a small, gated enclave of homes in the Highland Meadows community, a short drive from Whitefish. The home sits at the end of a nearly mile long, gradual sloped driveway maintained by the HOA. With Round Meadows Cross Country Ski area across the street and a neighborhood trail to Tally Lake, it's™ the perfect location for all outside activities or just taking in the views. The newly constructed high efficiency home has 2,500 square feet of living space, 3 bedrooms, 3.5 baths, full length covered porch with outside fireplace looking towards the Whitefish Range, Glacier National Park and the Great Northern Mountain. A spacious two-bay tandem garage with room for three cars, or two cars and ATV, snowmobiles, etc. Both bays have electric vehicle charging ports. The garage is already outfitted with tool storage racks, work benches and a downstairs



office with TV. The home was designed to maximize views with large great room windows overlooking Tally Lake and bedrooms facing east or west for sunrise or sunset. The large Great Room with vaulted ceiling has a 40,000 BTU wood burning fireplace framed in hot rolled steel that can heat the entire home. The energy efficient home uses a high efficiency boiler that heats all three levels with super cost effective and quiet, healthy radiant heat. One of the deepest wells in the region supplies a sophisticated water system that includes a 1,000-gallon cistern, water softener, cartridge filtration system and ultraviolet purification prior to entering for domestic use water. LED lighting throughout the home, including stairway and under cabinet lights. Maximum urethane foam insulation in ceiling areas and high efficiency windows ensure some of the lowest energy costs to heat a home in the area. The placement of windows and roof design facing south to southwest yields a passive airflow in the summer months and an opportunity to place solar panels on the roof to be completely off any power grid needs. Meanwhile, a full house Generac generator always ensures power. Electric power is buried for most of the distance to the house from the lower reaches of the Highland Meadows community. The house was also designed to minimize maintenance and upkeep with Bridger Steel siding on the entire exterior and soffits and wrap around decking. Steel railing and treads on all exterior areas and interior steel railings provide secure, no maintenance finishes. The home has a wireless SimpliSafe security system, Wi-Fi thermostats with 4 zones, Wi-Fi level monitoring on a 1,000-gallon propane tank and currently connected to Starlink for internet and television or can be switched to Montana Sky with a point of sight connection to their tower on Big Mountain. In Montana, it's all about being outside either on the full length covered

porch with outside fireplace or on a beautiful overlook/fire pit area facing the sunset and Tally Lake. A short path from the house leads to an adjacent ridge that has yields 360 degree views and excellent sunrise/sunset views with no points higher for miles. The adjacent 20 acre tract is also available for a total of 40 acres on MLS# 30041045.

Built in 2022

Essential Information

MLS® #	30044079
Price	\$3,600,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,500
Acres	19.90
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Style	Modern
Status	Active Under Contract

Community Information

Address	85 Meadows Drive
Subdivision	Highland Meadows
City	Whitefish
County	Flathead
State	MT
Zip Code	59937

Amenities

Amenities	Gated, Snow Removal
Utilities	Electricity Connected, High Speed Internet Available, Propane
# of Garages	3
Garages	Attached

Interior

Appliances	Dishwasher, Microwave, Refrigerator, Water Softener
Heating	Radiant Floor
Cooling	Ductless
Fireplace	Yes
# of Fireplaces	2
Has Basement	Yes
Basement	Finished

Exterior

Exterior Features	Propane Tank - Owned
Roof	Metal
Construction	Metal Siding
Foundation	Poured

Additional Information

Date Listed	March 25th, 2025
Days on Market	164
HOA Fees	1500
HOA Fees Freq.	Annually