

# \$2,295,000 - 1216 Sun Dog Trail, Whitefish

MLS® #30046523

**\$2,295,000**

3 Bedroom, 3.00 Bathroom, 2,774 sqft

Residential on 20.14 Acres

N/A, Whitefish, MT

Ready-made Montana living on this private enchanted 20+ acres! This awe-inspiring property is a canvas of mature larch trees, meadows, productive alfalfa/timothy hayfield, fenced garden w/ greenhouse, & Stillwater River frontage, only 15 minutes from the vibrant ski & summer resort town of Whitefish. This lovingly maintained 4,000+/- home features a sizable kitchen with custom cabinets, living room with cathedral ceiling and impressive staircase, and main-floor ensuite master and second large bedroom. An additional bedroom, large bonus room, and open loft sit on the second level. The full basement has its own walk-up exit and pool table. The detached heated 24x40 garage includes woodshop, covered parking, and 14x16 addition with a new custom dry sauna. The 24x48 equipment shed has 4 bays with 12' tall entries. The 16x16 barn can hold 4-5 tons of hay and has an attached loafing shed and paddock with heated waterer.

Built in 2005

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | 30046523    |
| Price          | \$2,295,000 |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 1           |
| Square Footage | 2,774       |



|            |                         |
|------------|-------------------------|
| Acres      | 20.14                   |
| Year Built | 2005                    |
| Type       | Residential             |
| Sub-Type   | Single Family Residence |
| Style      | Multi-Level, Tri-Level  |
| Status     | Active                  |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 1216 Sun Dog Trail |
| Subdivision | N/A                |
| City        | Whitefish          |
| County      | Flathead           |
| State       | MT                 |
| Zip Code    | 59937              |

### Amenities

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Utilities      | Electricity Connected, High Speed Internet Available, Propane |
| Parking Spaces | 1                                                             |
| Parking        | Garage, Garage Door Opener                                    |
| # of Garages   | 3                                                             |
| Garages        | Detached                                                      |
| View           | Meadow, Mountain(s), Creek/Stream, Trees/Woods                |
| Is Waterfront  | Yes                                                           |
| Waterfront     | River Access, Waterfront                                      |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Main Level Primary, Sauna, Vaulted Ceiling(s), Walk-In Closet(s)   |
| Appliances        | Dryer, Dishwasher, Freezer, Microwave, Range, Refrigerator, Washer |
| Heating           | Radiant Floor, Wood Stove                                          |
| Stories           | Two                                                                |
| Basement          | Full, Partially Finished, Walk-Up Access                           |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Garden, Storage, Propane Tank - Owned |
| Construction      | Wood Frame                            |
| Foundation        | Slab                                  |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | April 15th, 2025 |
|-------------|------------------|

Days on Market      91