

\$597,000 - 300 Highland Trail, Marion

MLS® #30050314

\$597,000

Bedroom, Bathroom,
Land on 28.74 Acres

N/A, Marion, MT

Your boat called, it wants to live on Bitterroot Lake! But your wallet tattled and said it can't afford waterfront property. With an HOA provided dock and water access with 450' of frontage via the homeowner's park, both can be a reality. In addition, 300 Highland Trail has nearly 30 private and serene acres of land and is located in the gated community of Bitterroot Lake Preserve. This first-time-on-the-market property has commanding views of the lake and is adjacent to an additional 183 contiguous acres that are encumbered with a conservation easement, guaranteeing privacy for this lot. A building site is ready to go with power onsite and septic approval. Bitterroot Lake Preserve has only eleven lots, developed with the intention to preserve nature, and has a sense of serenity that brings peace to your soul. Homeowner hiking trails with views of the lake are within the conservation easement.



Essential Information

MLS® #	30050314
Price	\$597,000
Acres	28.74
Type	Land
Sub-Type	Residential
Status	Active

Community Information

Address	300 Highland Trail
Subdivision	N/A
City	Marion
County	Flathead
State	MT
Zip Code	59925

Amenities

Amenities	Gated, Snow Removal, Trail(s)
Utilities	Water Not Available
Waterfront	Lake, Water Access

Additional Information

Date Listed	May 21st, 2025
Days on Market	84
Zoning	Residential
HOA Fees	2200
HOA Fees Freq.	Annually