

\$250,000 - 9234 Mt Highway 35, Bigfork

MLS® #30051522

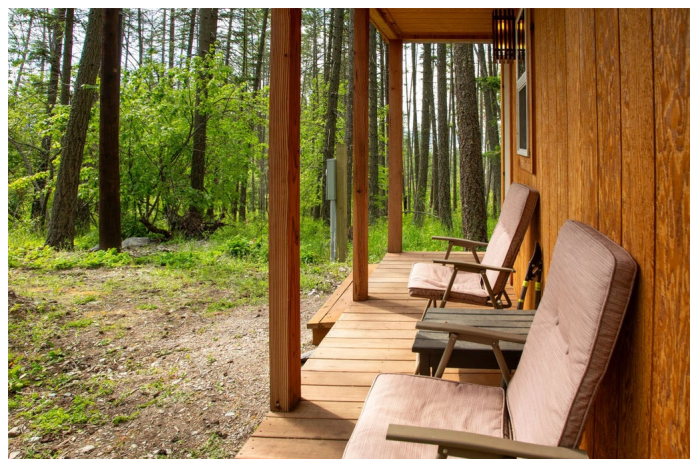
\$250,000

1 Bedroom, 1.00 Bathroom, 600 sqft

Residential on 1.00 Acres

N/A, Bigfork, MT

Discover a private, forested 1-acre retreat just 2 miles from Bigfork, featuring an 800+ SF summer cabin (16x36) built in 2023 by Platinum Sheds that is not on a permanent foundation. This insulated cabin boasts a metal roof, a 10x15 sleeping loft, main floor bedroom, secondary storage loft, and Cadet heaters with independent thermostats in each room. Includes a composting toilet, grey water mulch basin system, under-sink pressure tank, hot water heater, electric oven/stove, and fridge. Powered by 100amp electric service with an independent meter, the cabin has an 800-gallon water tank with pressure pump (filled by hose or water truck; well potential). New access easement on the existing driveway on the southern side of the property. Perfect for a serene getaway or minimalist living. Light covenants and residential zoning. Seller will consider financing with sufficient down. This charming cabin, nestled in a tranquil forested setting, offers modern comforts in a compact, efficient design. Constructed in 2023 by Platinum Sheds in Polson, the 800+ SF structure is thoughtfully designed for year-round use, with high-quality insulation and a durable metal roof ensuring energy efficiency and low maintenance. The interior features a spacious 10x15 sleeping loft for additional sleeping quarters, a main floor bedroom for convenience, and a secondary loft above the kitchen for ample storage. Each room is equipped with Cadet heaters controlled by independent thermostats,



providing customizable comfort. The eco-friendly bathroom includes a composting toilet, while the shower and sinks drain into a mulch basin grey water treatment system, promoting sustainable living. The kitchen is fully equipped with an electric oven and stove, refrigerator with freezer, under-sink pressure tank, and hot water heater. The cabin's independent 100amp electric service, complete with its own meter, ensures reliable power separate from the adjoining property. Water is supplied via an 800-gallon tank with a pressure pump, previously filled by hose from the adjoining parcel but adaptable for water truck delivery or future well installation. Located just 2 miles from vibrant Bigfork, this property combines seclusion with easy access to dining, entertainment, and Flathead Lake just a couple of miles away, making it an ideal retreat for those seeking privacy and simplicity without sacrificing modern amenities.

Conveniently less than 2 miles from Bigfork on paved county roads, you may enjoy a multitude of recreational, dining, and entertainment options just minutes away, and there's nearby access to two public boat launches and recreation areas just 2-3 miles away. Plus, you're only an hour from Glacier National Park and within a short drive to all the Flathead Valley's incredible amenities. The charming village of Bigfork (pop. 4000+) is just minutes away, and it is home to superlative art galleries, fabulous dining possibilities, quaint shops, and the Bigfork Summer Playhouse, which has been celebrated as one of the Northwest's finest repertory theaters for over 50 years. All this is delightfully accompanied by the warmth and hospitality for which Montanans are known. Among other accolades, Bigfork has been voted as "One of the 50 Great Towns of the West" and designated as "One of the 100 Best Small Art Towns of the Nation" which is no

surprise given its thirteen world class art galleries. Bigfork has been named as one of the 100 Best Getaways for a Vacation or a Lifetime and in "The 10 Most Beautiful Places To Go For A Run" by Nike. "Quiet, isolated, and peaceful, the trails at Bigfork are among the best in Montana, which itself offers hundreds of opportunities for stunning running paths." Two excellent ski resorts are within an hour's drive, and an abundance of other outdoor recreation can be found in the Bigfork vicinity, including golfing, water recreation of all sorts on Flathead Lake and multiple other lakes and rivers nearby. Less than an hour north of Bigfork you can revel in the glory and the majesty of Glacier National Park, known as the Crown of the Continent, and even closer you'll find the Glacier Park International Airport and all of the shopping and medical facilities of Kalispell. This wonderful property offers a rare and exciting chance to live in and enjoy the banana belt of Montana, as the area is known for its mild winters that are especially conducive to growing cherries and other fruit. Is it time for you to follow your dreams?

RESIDENTIAL PROPERTY TAX INCREASE NOTICE:

Property tax bills for 2024 and prior years may not reflect the future tax burdens on non-owner-occupied residential properties such as second homes, vacation homes, and short-term rentals. Recent legislation passed by the Montana Legislature (House Bill 231 and Senate Bill 542) raised the tax burdens on such properties and will take full effect in tax year 2026 and reflected in tax bills sent out in the fall of 2026. Further, the Montana Department of Revenue's statewide property appraisal for the 2025-2026 biennium is anticipated to raise the value of all residential properties beginning in tax year 2025. Buyers are encouraged to consult with a tax advisor or real estate attorney for further information concerning the impact these

changes may have on the tax bills for any Montana residential property they are considering. This notice is provided for informational purposes only and does not constitute legal or tax advice.

Information deemed reliable but not warranted by listing office or the listing agent. Buyers & agents are advised to conduct their own due diligence.

Built in 2023

Essential Information

MLS® #	30051522
Price	\$250,000
Bedrooms	1
Bathrooms	1.00
Square Footage	600
Acres	1.00
Year Built	2023
Type	Residential
Sub-Type	Single Family Residence
Style	Cabin
Status	Active

Community Information

Address	9234 Mt Highway 35
Subdivision	N/A
City	Bigfork
County	Flathead
State	MT
Zip Code	59911

Amenities

Utilities	Electricity Connected
Parking	Additional Parking

Interior

Interior Features	Open Floorplan, Vaulted Ceiling(s)
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Appliances	Range, Refrigerator
Heating	Wall Furnace
Basement	None

Exterior

Roof	Metal
Construction	Wood Siding, Wood Frame
Foundation	Treated Wood

School Information

District	District No. 38
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Additional Information

Date Listed	June 7th, 2025
Days on Market	109
Zoning	Residential