

\$2,785,000 - 155 Garland Lane, Whitefish

MLS® #30056361

\$2,785,000

5 Bedroom, 4.00 Bathroom, 4,660 sqft

Residential on 9.23 Acres

N/A, Whitefish, MT

Brand new construction on 9+ parked out acres in the exclusive Whitefish Ridge gated subdivision just 8 minutes from Whitefish Montana. Luxury living abounds with the soaring light filled great room and adjacent gourmet kitchen, adjacent walk-in pantry with second refrigerator, and fabulous post and beam two level covered patio. The main floor primary suite will luxuriate you with floor to ceiling tile, radiant heated floors, huge steam shower, 8' dual vanity and European bidet in the private water closet. The main residence includes four bedrooms, two of which are on-suite, a "bonus" or "bunk" room, cozy family room with gas stove and bar alcove with sink, refrigerator and dishwasher.

The 1350 sq. ft. one bedroom, one bath guest house repeats the main house architecture with another expansive covered outdoor living space with separate privacy from the main house. The barn, RV garage, playhouse and RV connections make this a private, multi-generational, turnkey, Montana estate! The Whitefish Ridge neighborhood has exclusive biking and hiking trail system that can connect you to the scenic Beaver Lake State Forest and the renowned Whitefish Trail system. There is a private HOA park with pond for your meditative enjoyment! The primary house on this property was completely reconstructed and added to with completion in August of 2025. The guest house was completed in 2023.



James Kottke was the Architect on this property. James is a published and featured Architect with completed projects throughout the western United States. James had two homes featured on HGTV's "Homes Across America" in the early 2000's.

CONSTRUCTION

2x6+ Frame Construction

R-27+ Wall Insulation / R-70+ Ceiling

Insulation W/ Spray Foam & Batt

FIREPLACE

Featured 60" Propane Gas Linear Fireplace

Television w/Art Frame & Featured Fine Art

Screen Saver - installed

KITCHEN

6 burner LG Studio Gallery Series Propane

Gas Cooktop w/ Hood

GE Studio 4-Door Refrigerator/Freezer w/

freezer/ref conversion 30" LG Studio Gallery

Convection Oven w/ Convection Microwave

Combo

BEKO Hidden Cabinet Panel Dishwasher w/

3rd rack & hidden controls

European Frameless Contemporary Style

Cabinetry - Natural Beech

Full Batt Sound Insulation between floors

HVAC

Daikin 3-ton FIT air-handler paired w/

15-KW strip heat w/ Daikin 3-ton

variable capacity FIT heat pump.

Multi-Zoned system for Upper and Lower

Floors - each with separate

Programmable Thermostats

100% Insulated Ducting

35,000 BTU Garage Unit Heater

ELECTRICAL

New 300-amp Electric Service

Separate electric meter from Guest House

Generator Prepared w/ transfer switch and

propane supply line

4" LED Low Voltage Recessed Gimbal

Lighting throughout

All Lighting w/ Dimmers throughout

- Outlets located behind all toilets
- 220-volt Outlet in Garage for Electric Car Charging
- 220-volt Outlet in Bonus Room for future Sauna or appliance
- 220 Volt Hot Tub Connection • Rear Patio

PLUMBING

- 500 Gallon Buried Propane tank • supplies gas cooktop, fireplaces & generator
- 2 • 80-gallon electric Water Heaters
- Whole House Recirculation System for Instant Hot Water
- All Hot Water pipes wrapped with foam insulation throughout
- Whole House Water Filtration System - installed
- Water Softener • installed
- 2nd Washer/Dryer location in Upper Hall Bath

FOYER

- Clear View of Blacktail Ski Mountain
- Heated Floor

GREAT ROOM

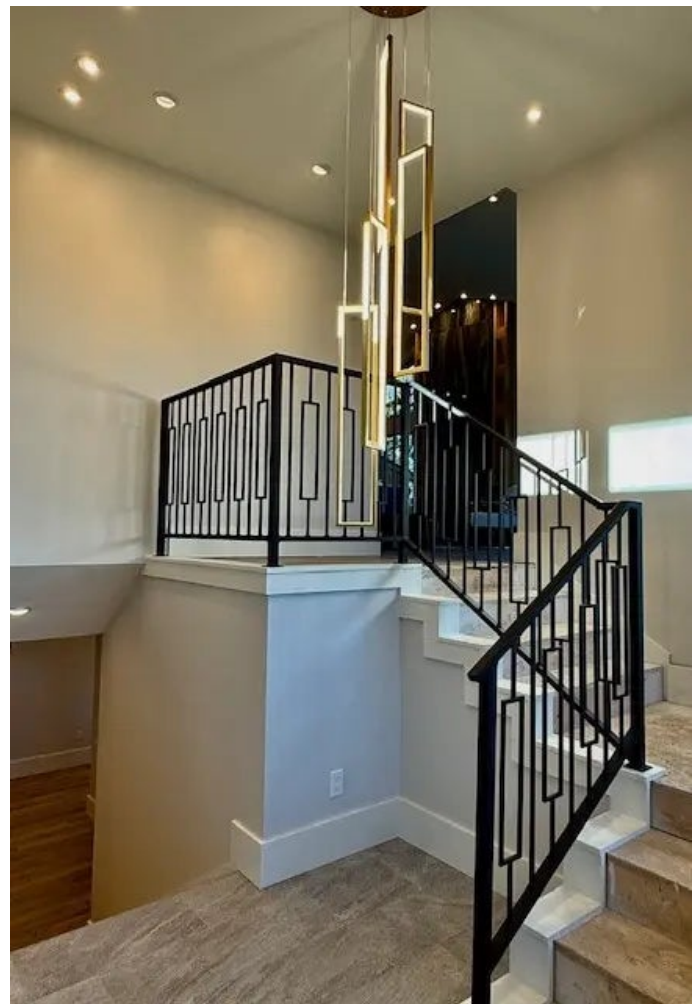
- Large 16' x 34' Great Room with Dining Area
- Clear View of Blacktail Ski Mountain
- Integrated LED Can Lighting
- 10' Double Sliding Glass Door to Covered Dining Deck

PRIMARY SUITE

- 9' Ceilings
- Built-in Bedside LED reading lights • separate each side of bed
- High/Low wiring for TV
- 8' x 8' Walk-in Closet w/ 54 Lineal Feet of Triple Pull-down Hanging

PRIMARY BATH

- Primary Bath Walls - 24x48 Italian Porcelain Full Wall Floor to Ceiling Tile
- 8' Vanity w/Undermount Sinks, Cabinet Drawers
- Framed Lighted Mirrors & Featured Sconce
- Free Standing Slipper Tub



- Electric Radiant Heated 12x24 Italian Porcelain Tile Floor
- Walk-in Shower w/Multiple Heads & Pressure Balanced Valve Controls
- Custom Glass enclosure/Steam Shower w/Lounge Bench & Dripless Sloped Ceiling
- Private Separate Toilet Room w/ European Bidet

MUDROOM / LAUNDRY

- LG Washer/Dryer Tower w/ Remote Water Shut Offs
- Undermount Stainless Steel Laundry Sink

FAMILY ROOM

- Propane gas stove
- Recessed Television Location/power for Projection TV
- Bar Alcoveâ€ Beverage Refrigerator, Microwave & Sink w/ Dishwasher

SECONDARY BEDROOMS & BATHS

- â€ Shower / Bath Surrounds â€ Full Height Italian Porcelain Tile w/ Shampoo Shelves and Reachable Shower Valves

OUTDOOR COVERED PATIOS

- Front Vaulted Roof Covered Porch w/ Metal Shed Roof & Natural Rough Sawn Wood Tongue & Groove Ceiling w/ Rough Sawn Heavy Timbers w/ Integrated Can Lighting
- Rear Post & Beam Raised Vaulted Roof Covered Dining Deck w/ BBQ outdoor kitchen area.

- 220 Wired for Hot Tub
- Propane plumbed for firepit

GARAGE

- â€ OVERSIZED Car Garage - 16â€ wide x 27â€ long x 10â€ ceiling
- â€ 10â€ wide x 9â€ high Insulated Garage Doors
- â€ 220v Electric Car Charging Stations
- â€ Hot & Cold Hose Bib in Garage
- â€ 35,000 BTU Garage Unit Heater
- â€ Multiple Windows for Natural Day Lighting

Guest House -

- Steel Frame Post & Truss Structure with 2x6

Frame Walls between Posts.

- R-22 Batt Wall Insulation / R-50 Batt Roof Insulation

- Full Batt Sound Insulation all interior walls

- Lifetime Metal Roof

ELECTRICAL

• New 100-amp Electric Service w/ separate meter

• New Electrical panels • Located Interior

• 4 • LED Low Voltage Recessed Gimbal Lighting w/ Dimmers throughout

• 220-volt Outlet in Studio for Electric Car Charging

• 220 Volt Hot Tub Connection

• Kitchen & Bedroom Outlets w/integrated USB Plugs

PLUMBING

- 40 gallon electric Water Heater

- Whole House Recirculation System for Instant Hot Water

- All Hot Water pipes wrapped with foam insulation throughout

- Whole House Water Filtration System

- Water Softener

- Washer/Dryer in Bath

REAR COVERED PATIO

- Post & Beam 14' x 27' Vaulted Covered Outdoor Living Area w/ Natural Rough

Sawn Wood T&G Ceiling w/ Rough Sawn Heavy Timbers

- Integrated LED Can Lighting

- Wired for Hot Tub

- Wood Buring Firepit

Built in 1980

Essential Information

MLS® # 30056361

Price \$2,785,000

Bedrooms 5

Bathrooms 4.00

Full Baths	3
Square Footage	4,660
Acres	9.23
Year Built	1980
Type	Residential
Sub-Type	Single Family Residence
Style	Modern
Status	Active

Community Information

Address	155 Garland Lane
Subdivision	N/A
City	Whitefish
County	Flathead
State	MT
Zip Code	59937

Amenities

Amenities	Airport/Runway, Boat Dock, Gated, Pond Year Round, Trail(s)
Utilities	Cable Connected, Electricity Connected, High Speed Internet Available, Propane, Phone Connected, Separate Meters, See Remarks
Features	Gated, Airport/Runway
Parking Spaces	4
Parking	Additional Parking, Electric Vehicle Charging Station(s), Garage, Garage Door Opener, Heated Garage, RV Access/Parking
# of Garages	2
Garages	Attached
View	Meadow, Mountain(s), Ski Area, Valley, Trees/Woods

Interior

Interior Features	Fireplace, Main Level Primary, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s), Additional Living Quarters
Appliances	Dryer, Dishwasher, Disposal, Microwave, Range, Refrigerator, Water Softener, Water Purifier, Washer
Heating	Heat Pump
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Stories	Two

Basement	None
Exterior	
Exterior Features	Balcony, Dog Run, Fire Pit, Playground, Rain Gutters, RV Hookup, Storage, Propane Tank - Owned
Roof	Asphalt, Composition, Metal
Construction	Batts Insulation, Blown-In Insulation, Board & Batten Siding, Foam Insulation, Wood Frame
Foundation	Poured

Additional Information

Date Listed	September 3rd, 2025
Days on Market	38
Zoning	Farm & Ranch
HOA Fees	500
HOA Fees Freq.	Annually