



2948 Meadow Road, Polson, MT 59860

List #267735

Large log home nestled in the pines on 3.23 acres close to the city of Polson on the south end of Flathead Lake.

### Reports

Approved by MLS	Yes	Property Type	Residential
Listing Member	Edward McCurdy, ABR, BRA, CRS, GRI, Broker Mobile phone: (406) 883.6600 FAX: (406) 883.6466 Office phone: (406) 883.3800 www.edmccurdy.com	Listing Office	Prudential Montana Real Estate
Days On Market	523		

### Contract Data

Property Sub-Type	Residential	Listing Date	3/9/2007
Expired Date	5/18/2009	Status	Active
Status Change Date	3/20/2007	Contingent	No
Original List Price	800,000	List Price	425,000
Selling Office Comm.	2.5	Sub. Agency	No
Commission List Type	ERS	Owner	Bocci
Owner Phone	406-883-0000		
Owner Contact	CLA		

### General Property Description

Fin. Sq. Ft. Est.	Over 3000	Total Sq. Ft.	4,329
Sq Ft Basement (B)	1,628	Sq Ft Main Level (M)	1,628
Sq Ft 3rd Level (3)	1073	Sq. Ft. Source	Public Records
Year Built	2005	Approximate Age	2 yrs
Age Range	1 Day to 5 Years	Style	Log
Lot Size Estimate	3.1-4.9	Lot Acres	3.23
Total Bedrooms	4	Total Bathrooms	2
Total Full Baths	2	Total 3/4 Baths	0
Total Half Baths	0	Garage	Double
Garage Type	Detached	Waterfront	None
Waterfront Name	Flathead Lake	Waterfront Footage	None

### Legal and Taxes

Covenant	Yes	Zoning	Unzoned
Taxes	2,090	Tax Year	2006
Subdivision	Jette Meadows Phase II	Assessor Number	845
Section-Town.-Range	S12, T23N, R21W		
Legal	Lot 1 Jette Meadows Phase II		
School District	Polson		

### Remarks

Member Remarks DISCLOSURE: All information is from sources believed to be reliable and accurate, but not warranted by Prudential Montana RE. Data may be provided from public records. Information is subject to change without notice. All prospective purchasers and agents should check for accuracy regarding all statements contained herein to their satisfaction.

### Location

Major Area	81x - Greater Polson	Area	81A-Rural Polson West
County	Lake		
Directions	Hwy 93 North of Polson @ 67 Mile Marker		

Geo Lat 47.738768 Geo Lon -114.220995  
Geocode 15334912302010000

**Non-Securitized Fractional Ownership**

Fractional? NO

**Details**

<b>Utilities:</b>	Community Water; Electric; High Speed Internet; Septic System; Telephone	<b>Exterior Features:</b>	Deck; Landscaped
<b>Road Surface:</b>	Gravel	<b>Possession:</b>	Closing
<b>Road Frontage:</b>	State/Federal Hwy	<b>Fencing:</b>	Barbed Wire; Rail/Log
<b>Views:</b>	Mountains; Trees	<b>Trees:</b>	Meadow/Tree Mix
<b>Construction:</b>	Log; Site Built	<b>Adjacent Owners:</b>	Private
<b>Siding:</b>	Log	<b>How To Show:</b>	Appointment Only; CLA/CLO
<b>Roof:</b>	Metal		
<b>Foundation:</b>	Poured Concrete		
<b>Basement:</b>	Daylight; Full; Walkout		
<b>HVAC:</b>	Electric Forced Air; Propane		