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# FINLEY POINT BREEZE

SPRING 2017



VOLUME XIX

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## SPRING ISSUE 2017



Welcome to the spring Finley Point Breeze. We would like to thank each and every one of you for your reading and loyalty...you make the Breeze what it is. We want to hear from you and have found that reader entries are some of the most favorite. Do you have funny stories about the Point or the lake? Do you have history tales? Please send them in. Do you have any requests? Send them in. Sit back and enjoy the Spring Finley Point Breeze. And as you know,

you can look forward to our annual July 4th issue, which will be here before we know it.

The Smith Team has a new assistant, Ashlee Cheff. While Ashlee's title is assistant, make no mistake....she coordinates and manages (with grace!) all manners of business for the Smith Team.

Liz Smith, our former assistant, is in nursing school with the plan to move to Bozeman to be with her family. We miss her and wish her all the luck on her future career! Sarah and I are so fortunate to have found Ashlee. She is acutely detail oriented, organized, a quick study, and full of initiative. Her contribution to our Team has already exceeded any expectations we had. Ashlee worked at the Kwa TaqNuk Resort for 7 years and managed sales/marketing for the banquet department prior to coming on board. In addition to working in real estate, Ashlee is raising two beautiful children, Aleysia and Ryan, with her husband, Shane. You will love working with her.

Thanks for joining the team Ashlee!

## BREEZE STAFF

PUBLISHER AND FOUNDERS  
Sarah Beck Smith  
Ric Smith

EDITOR  
Sarah Beck Smith

ACE REPORTERS  
Tom Bansak- Flathead Biological Station  
Sean Perry - Lake Bar  
Brent Burland - FPYB Fire Department

A special thanks to all who make the Breeze possible!

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## WINTER WEATHER

By: Ric Smith

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It is safe to say that winter opened a can of you know what this year. In my 30+ years here, I am sure this was the coldest, snowiest we have had. There is not even a close second. There were times when it seemed as if the snow was being pushed down or thrown down out of the sky. It never ended. Just when you would think it had stopped, another round moved in. The roads were of course treacherous and icy, rutted, with huge piles of snow along the road and at turnarounds (think...The Shining). The good news is as of March 26 snowpacks are healthy. Flathead 110%, Kootenai 102% and Upper Clark Fork 100%. These levels are great for our forests, rivers, lakes and critters.

The ice went out from East Bay and Polson Bay late March. Ice levels were so thick it took forever to go away. Trumpeter Swans returned during the night as usual around March 16. They are always a magical thing to see

## ROADS

By: Ric Smith

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What would a Breeze be without a road report? Here it is. Terrible. We have more potholes and ruts than ever and there is still plenty of spring break up time left. Someone, (county or FP resident?) painted a bunch of red paint around some of the largest holes. Drive slowly and carefully. And as always, look out for deer, who are EVERYWHERE.



### 119 Timber Shadow Trail

FOR SALE

3+ acre lot in the Finley Point Estates, a tasteful, well-planned community in the heart of Finley Point. Enjoy quiet privacy along with easy access, community water, septic approved, paved roads, streetlamps, lighted entryway. Lovely building sites for your dream home nestled in the trees. Community lake access just a few minutes away for boating and swimming.

\$109,000    MLS 21606764

Visit our website for full details: [smithteamflatheadlake.com](http://smithteamflatheadlake.com)

## SUMMER COCKTAILS

By: Ric Smith

What's better than sipping an ice cold refreshing cocktail on your deck, patio, dock or boat during one of our idyllic summer days, evenings? Maybe nothing. While I am partial to a classic gin and tonic, here is one of my favorite summer drinks.

### Watermelon Mojito

2 oz dark rum  
 1 oz fresh lime juice—gotta be fresh  
 1 oz simple syrup  
 6-8 mint leaves  
 3.5 oz watermelon flesh, cut into cubes or small circles

Muddle watermelon and mint. Transfer into a shaker, and add remaining ingredients. Shake well. Pour into an ice filled glass. Sit back and enjoy!

Email us your favorite summer cocktail. We will publish the top three and each of these winners will receive a prize! Deadline for entry is June 15, 2017. Get on it!

34671 Snowberry Lane

FOR SALE

First time on the market! This fabulous Finley Point property on Flathead Lake features expansive waterfront on two sides and includes four plus acres of secluded forest and rock outcroppings. Enjoy stunning eastern and southern exposure with views of both Flathead Lake and the Mission Range. Access to two cabins is by way of a lovely, long private driveway that opens to a gorgeous point of land surrounded by water. Original house is perched on a point overlooking the lake, with boathouse/summer cabin at water's edge. Property includes both gravel beach frontage where boats can be launched and a breakwater and dock for a variety of recreation options. Property also includes two-car garage and shed for storing lake toys.

Enjoy this last-of-its kind, pristine property as-is or build on one of several sites. Panoramic views of a picturesque bay and the expanse of Flathead Lake with mountains in background will mesmerize dawn till dusk.~

Property title lists shoreline as 360+feet which appears to be property width; however, because property is a point of land on the water with water front on both sides, water frontage appears greater and description does not accurately reflect meander water line. We are in the process of determining high water meander frontage amount.

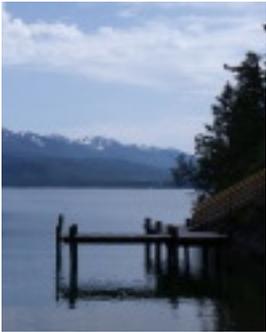
\$1,600,000      MLS 21703375



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## MESSAGE IN A BOTTLE!

By: Sarah Beck Smith



### FOR SALE

#### FINLEY POINT LANE

Smuggler's Cove lakefront! Private, protected cove off of Skidoo Bay is a lovely setting for your new lake home. Property is comprised of 4 separate lots totaling 4.86 acres. Plenty of foliage to assure privacy. Gravel beach. Many beautiful building sites add to the appeal of this offering. Quiet road, fantastic location.

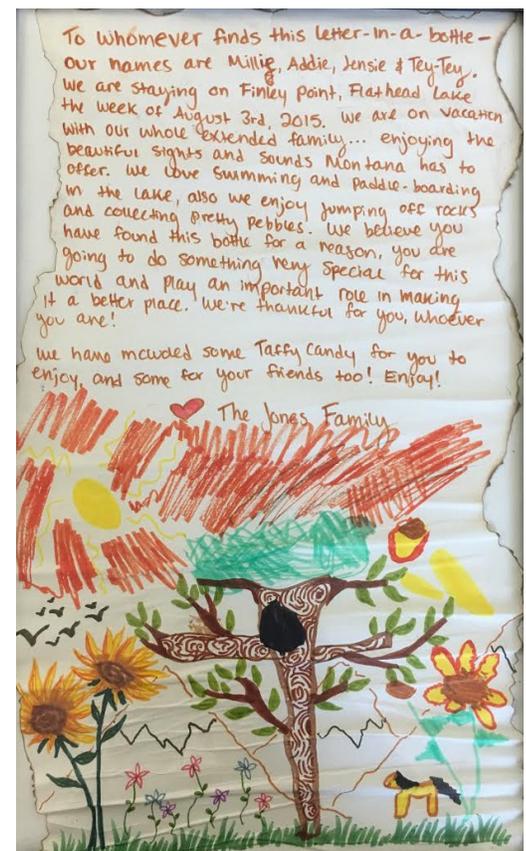
\$595,000  
MLS 313277

We had the pleasure of having Nancy Gary stop by late last fall with this beautiful Finley Point story. She was strolling along the lakeshore in front of her house on Mulligan bay at the end of the 2016 season and literally found a message in a bottle (see picture). According to the date on the letter, it was sent the year prior (August 2015). It touched her deeply, and she wanted to thank whoever sent it. The message, written in neat handwriting w/ a colored marker on a charred piece of paper also has a beautiful picture drawing of Finley Point nature. The message is as follows, and it will warm your heart as well:

“To whomever finds this letter-in-a-bottle – our names are Millie, Addie, Jensie and Tey Tey. We are staying at Finley Point, Flathead Lake the week of August 3rd, 2015. We are on vacation with our whole extended family...enjoying the beautiful sights and sounds Montana has to offer. We love swimming and paddle-boarding in the lake, also we enjoy jumping off rocks and collecting pretty pebbles. We believe you have found this bottle for a reason, you are going to do something very special for this world and play an important role in making it a better place. We're thankful for you, whoever you are! We have included some taffy candy for you to enjoy, and some for your friends too! Enjoy!”

-The Jones Family

Does anyone who reads the Breeze know the Jones family who sent this lovely letter? If so, let them know Nancy loved her message and wanted to share it with all of her Finley Point friends and neighbors. The spirit of these 4 adventuresome children is what makes our community so special. Thank you to the Jones family for reminding us of the joy of simple pleasures and special family time.



We get the Point!

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## GOING ONS IN POLSON

By: Sarah Beck Smith

If you have been away from Polson all winter, you will see some big, wonderful changes in the area!!

As in recent years past, the Ridgewater neighborhood continues to grow and thrive. Copper Mountain Coffee, across from the Red Lion Hotel/MacKenzie River Pizza is open 7 days a week, serving delicious coffees. You can either do drive-thru for convenience or get cozy on the couches inside. Housed in the same building is a busy dance/gymnastics studio, and opening any day now will be a gym/fitness center associated with the Summit in Kalispell. Just a little further down the road, the Polson Youth Soccer Association complex is finished and will host its first games on April 22. Drive by and check out the four regulation-sized fields and concession stand! St Luke's Community Health Care has also opened up a facility in the Ridgewater community.

Main Street and downtown Polson have also seen exciting changes and additions over the winter. Be sure to take yourself and all your summer company to "The Rack," located at 308 Main Street. It is a gorgeous, hip, brand new store with incredible curb appeal. The Rack is a clothing boutique in downtown Polson that offers brand name stylish affordable clothing, shoes, gifts, and accessories in a fun atmosphere. Shawneen Turner, proprietor, has an amazing eye for fashion and display, and the store will delight you. Coming soon is a fun menswear section as well as swimwear, so bring the whole family! "Like" therackmontana on Facebook to see pictures, specials, dates and times of operation. YOU WILL LOVE IT.

There has been a bit of "musical chairs" on Main Street this winter. Mrs Wonderful's Marmalade Café has moved from Main Street to 103B 3rd Ave East, right behind First Interstate Bank (to the south), where the Old World Deli used to be. Stop in for her mind-blowing baked goods, breakfast

and lunch fare, and Friday night dinners. The Old World Deli now prepares lunch at the Lake Bar, so you won't miss their yummy food. The space where Mrs Wonderful's used to be (corner of Main St and 4th Ave) is being extensively remodeled and we understand it will be a breakfast and lunch internet café of sorts.

Other businesses in the works (but not necessarily confirmed at time of printing) in the downtown area are a spa on Main Street, a "lash lounge," and a wood-fired pizza restaurant where Great Clips used to be (you know you live in a small town when you reference new businesses as the site of old businesses). We are happy to announce that Tommy's Hot Dogs will be back in business right next to our Century 21 Offices after a 7-8 year hiatus. Tommy will have a huge variety of hot dogs, a perfect summer meal. He always draws a crowd!

For coffee fixes, Small Town Girl Coffee is the only shop on the West shore, just after the bridge on Hwy 93. There is lots of good small town energy there and 2 drive thru windows so there's never a long wait. Tanya and Tasha always have interesting specials of the day and you can tell they love what they do. Check them out if you ever venture off the East Shore!

Sweet Bliss, where Express YoSelf used to be (yup, I did it again) has been remodeled beautifully and offers Fro Yo with all the mix-ins, coffee, bagels, and wraps in a really comfy, open atmosphere.

Please be sure to visit all of these new businesses who are hard at work to enhance our love of the Polson area! You can "Like" therackmontana, Mrs Wonderful's Marmalade Café, Small Town Girl Coffee, and Sweet Bliss on Facebook to stay up to date on all developments events.



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## CALENDAR OF EVENTS

- May 5-7 Polson Clean Up/Green Up Event. For info call 406.849.5288
- May 6 SKC Foundation Art Auction & Gala. For info call 406.275.4983
- May 29 Memorial Day Parade starts at 12PM
- June 3 Providence St. Joseph Medical Center Charity Golf Tournament. For info call 406.883.8273
- June 15-17 Montana Senior Olympic Games. For info visit [www.montanaseniorolympics.org](http://www.montanaseniorolympics.org)
- June 23-24 Mission Mountain NRA Rodeo. For more information call Sharon at 406.261.2861
- June 24 Annual Chamber BLAST. For more information call the Polson Chamber Office



### Westside Drive

### FOR SALE

Postcard views of Flathead Lake and Mission Mountains from this end-of-road lakefront parcel on Finley Point. Ideal location, stunning building sites, and approx. 225' of shoreline make this the perfect spot for a majestic lake home. Shoreline is fascinating with coves and vegetation. View shed includes Glacier Park. Come see this exclusive property!

\$799,000 MLS 21611358

Visit our website for full details: [smithteamflatheadlake.com](http://smithteamflatheadlake.com)



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# FINLEY POINT/YELLOW BAY FIRE DEPARTMENT UPDATE

By: Sarah Beck Smith



## FOR SALE

104 LYNX DRIVE

Large parcel offered w/ lake-through-the-trees views in the beautifully planned Finley Point Estates community. Many desirable building sites. Paved roads, streetlamps, community water, septic approved, lovely rock entryway just a few of the amazing features of this neighborhood. Large lots ensure privacy and quiet. Finley Point State Park just a short drive for lake recreation, boat launch, etc.

\$99,000

MLS 21703930

The Finley Point/Yellow Bay Volunteer Fire Department had a busy and productive year! Take a look at all that was accomplished by these tireless and selfless volunteers working to keep us all safe and healthy.

Thank you to Chief Brent Burland, for your service and for sharing this important information!

July 2016 we purchased a new black command truck with the American Flag seen around the Point, from Lake County Commissioners

July 2016 Fire Chief Robert Morigeau retired from his position and is currently still a fire fighter on the department as a Captain. We gave him a small retirement ceremony and gift.

July 2016 New Fire Chief Brent Burland was elected by the membership and new Assistant Chief John McCoullough was selected.

Fall 2016 we have gave the Finley Point Fire Hall a much needed face lift

This year we have accepted a new Junior Fire Fighter, Dillon Ellerman, and we have a new application for another in process right now

## UPCOMING EVENTS!

Saturday April 29th, 2017 from 10am to 2pm, we will have a Jaws of life training and demonstration. Public is welcome!

Saturday June 24th, 2017 we will have our annual open house, lunch, and garage sale/bake sale by the Montecahto ladies from 11am to 4pm at the Finley Point Fire Hall.

Summer 2017 we will begin construction of the new Yellow Bay Fire Truck Building across from the Bio station on Hwy 35 approximately mile marker 17.2.



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## LAKE BAR & 101 MAIN RESTAURANT

By: Sean Perry

Hello to everyone out on Finley Point from all of us at the Lake Bar and 101 Main Restaurant! This is Sean “your friendly bartender” inviting all of you to beautiful downtown Polson. We offer a wide selection of craft beers, wines, and our own unique house spirits. The Lake Bar and 101 Main offer a delicious selection of appetizers, steaks, pasta, burgers, and seafood. Vodka Mondays every Monday Night. All brands of Vodka are “\$2”! Tap Beer Tuesday is every Tuesday. We have 13 Tap Beers that are all \$3, and open mic night is every third Thursday of each month. Come in and see some familiar faces or visit us on Facebook for upcoming events. The bar is open Monday through Friday at 11am, Saturdays at 4pm, and the restaurant serves Wednesday through Saturday from 5 to 9 PM. New menu and hours coming in May. Please call The Lake Bar at 319-2353, or make your dinner reservations at 101 Main Restaurant by calling 885-0970! We are excited to have a new edition now serving lunch at The Lake Bar. Old World Deli is serving their Italian Cuisine every Monday through Friday at 11am in the bar.

## EASTSHORE SMOKE HOUSE

The East Shore Smokehouse is currently open Sunday through Thursday, 11:30 – 8:00, and Friday and Saturday 11:30 – 9:00. Summer hours begin around Memorial Day, and those hours are Sunday through Thursday, 11:30 – 9:00 and Friday and Saturday 11:30 – 10:00. Look for the summer menu at that time! Don’t forget karaoke on the 2nd and 4th Tuesdays of each month, and live music by Craig Barton and David Caselli on the 1st and 3rd Tuesday of every month.

## FINLEY POINT GRILL

Finley Point Grill will be open 7 days a week beginning at 11:00 am, so join them for lunch or dinner! They serve delicious steaks, chops, and seafood, and are also available for catering and private parties. They are offering a Mother’s Day Brunch on May 14, so call them for your reservations now at 406 887 2020.



80 Bobcat Circle

FOR SALE

Level building lot in the trees! 2.23 parked out acres with community water on Finley Point ready for your getaway home. Parcel is located on cul de sac with no through traffic in well-planned Finley Point Estates community with paved roads, attractive homes. Quiet, just a few miles from Finley Point State Park for recreation, swimming, boat ramp.

\$76,000 MLS 21703391

Visit our website for full details: [smithteamflatheadlake.com](http://smithteamflatheadlake.com)



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# INVASIVE MUSSELS

## WHAT YOU NEED TO KNOW

By: By Tom Bansak, Flathead Lake Biological Station

Invasive dreissenid mussels (zebra or quagga) have been detected in Montana for the first time! In Fall 2016, Montana Fish, Wildlife & Parks (FWP) announced detections in four locations within the Missouri River Basin, including Tiber and Canyon Ferry Reservoirs. This news is extremely worrisome, and now we (society) must prevent the mussels from spreading from the Missouri into the Yellowstone and Columbia River Basins. People move these mussels around on our boats, trailers, fishing gear and aquatic recreation equipment. People must therefore be the solution to prevent their further spread.

No mussels have been detected in the Flathead watershed nor anywhere west of the Continental Divide. This is important because the Flathead and Clark Fork Basins are the headwaters of the Columbia system, and the Columbia is the last major watershed in the continental US that does not have dreissenid mussels. Therefore the downstream states of the Columbia (i.e., Idaho, Washington and Oregon) are carefully watching how things play out in Montana. Because the ecological and economic consequences can be significant.

One economic study estimated that zebra/quagga mussels – which can completely clog a 4 inch pipe so no water can get through it – could cost Columbia Basin power producers over \$90 million/year just to keep their infrastructure functioning properly. Any industrial, agricultural, municipal or individual water or power user could be economically impacted by the mussels, and another recent study estimated potential economic mussel impacts to the Pacific Northwest at \$5-6 billion. These are big \$\$ numbers that everyone needs to take note of.

Another major potential economic impact of aquatic invasive species (AIS) like zebra/quagga mussels is declines in shoreline property values. When an invader makes a lake and its shoreline less desirable, market values adjust. Studies from across the US have shown nearly 20% declines in lakeshore property values with the arrival of new AIS. Since a healthy Flathead Lake elevates shoreline property values by \$6-8 billion, a 20% decline is a very big \$\$ number that everyone needs to take note of.

Continued on Page 10



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## INVASIVE MUSSELS WHAT YOU NEED TO KNOW CONTINUED

Despite Flathead Lake's world renowned water quality, it has already been impacted dramatically by introduced species. Non-native fishes currently dominate the biological community of the lake, in part due to the arrival of the invasive Mysis shrimp. Adding invasive mussels into the mix could change Flathead Lake again, potentially irreversibly.

Here is how:

Ecologically, these mussels can be devastating. They reproduce rapidly (a single female can produce 1 million eggs in a 4-5 year lifetime) and can dramatically change ecosystems by consuming as much as 80% of the edible plankton – the base of the food web. This leaves very little food and energy for other species and can result in major changes to the community including crashes in fish populations. They also outcompete native mussels, concentrate toxins in their tissues and feces, and can cause toxic algal blooms. The mussels grow in dense congregations (up to 100,000/m<sup>2</sup>!) on just about anything: rocks, docks, sand, mud, boats, trailers, other mussels, etc. Our native species do not utilize them as a food source, and there are not any diseases in North America known to affect them. So when they get to a new water body they do extremely well and their populations grow rapidly. And yes, from our examination at the Bio Station they could survive and reproduce in Flathead Lake.

Since they grow on everything, they can turn pleasant beaches into expanses of razor sharp shells. And since they concentrate toxins, their shells can cause infections when people and pets cut their feet. Angling opportunities (and associated economic revenue) can decrease due to less fish. Some states have closed mussel infested waters to recreation to prevent spread. The mussels can spread downstream on their own, but they hitchhike overland and upstream on our boats, trailers, fishing gear and recreational equipment. The adult mussels can close up and survive in the air for days. Juveniles can survive for weeks in water in a boat's bilge, live well or even in the cooling system of its engine.

Flathead Lake is at risk! It is the most visited water body in Montana and people bring their boats and trailers from all over the nation to enjoy its gorgeous waters. The closest mussel waterbodies, Tiber and Canyon Ferry Reservoirs, are now only a leisurely 2 hour drive from the Flathead. When we go and recreate on mussel waterbodies we run the risk of bringing them back with us to Flathead Lake.

Since people are the vector of spread, we must also be the solution. Public awareness and public action are key to success. Other states that have invested heavily up front in educational outreach have fared much better than states that did not address this head on. In recent years, Montana's statewide education and prevention efforts by FWP and the Department of Natural Resource Conservation have ramped up dramatically as have local efforts by watershed stakeholders such as the Confederated Salish and Kootenai Tribes (CSKT) and the Flathead Lakers – there has been a Flathead Basin Aquatic Invasive Species Working Group since 2009.

Continued on Page 11



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## INVASIVE MUSSELS CONTINUED...

Boat inspection stations operate around the state and the Flathead, and we are all being urged to “Clean, Drain and Dry” our boating and fishing gear in between uses. Hot water (>140 deg. F), drying and freezing are the best way to kill the mussels and other aquatic hitchhikers. With mussels now in Montana, the state is establishing decontamination stations near Tiber and Canyon Ferry Reservoirs, and mandatory inspection before launching boats in the Flathead/Columbia Basin is being considered by both the state and CSKT.

In the battle against these mussels, early detection is the name of the game. The largest infestation that has been eradicated is only about 30 acres. In localized areas, the mussels can be killed with toxic chemicals or by drawing down the water level to dry them out. However, once they are widely established in a large water body, no one has gotten rid of them. So finding them early in small areas offers the best hope of success.

Therefore state, federal and tribal management agencies, the Bio Station, non-profit and volunteer groups have all been monitoring for the mussels. There are two primary tools in the monitoring tool box. First is microscopy – where a plankton sample is collected with a net during the summer spawning season (July and August), and scientists examine those samples through a microscope for the free-floating juveniles. The other technique being utilized and advanced by Bio Station researchers, especially Conservation Genetics Professor Gordon Luikart, is environmental DNA (eDNA). DNA from organisms (even from waste and sloughed cells) can be detected year round in the environment in water or plankton samples. For the last 5+ years the Bio Station and numerous partners have been using eDNA to monitor for mussels in 30+ Western Montana lakes. With this emerging technology, we do not even need to catch and find a mussel to know if they are here. We can detect the presence of mussels and other AIS from less than a single cell.

Since the state’s announcement of mussels in Montana, the Bio Station has worked closely with local partners like CSKT and the Flathead Lakers to increase early detection monitoring. We collected 120+ eDNA samples from 30 sites around the lake in November/December 2016 (all came back negative), and will be doing this in Spring, Summer and Fall moving forward. If mussels arrive, we need to find them early to have a chance.

But there is a chance! Through early detection monitoring, public awareness and agency actions, we CAN keep the mussels from spreading. It has been done elsewhere, and we (society) are the key to protecting Flathead Lake and the other waters that we love. If we are diligent about “Cleaning, Draining and Drying” our boating gear and talking to our neighbors and out-of-state visitors about this risk we can prevent the spread.

More information (including a video) is available on the Bio Station’s website ([flbs.umt.edu](http://flbs.umt.edu)) and the state’s mussel website ([musselresponse.mt.gov](http://musselresponse.mt.gov)).



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## 2017 FLATHEAD LAKE ACTIVITY RESIDENTIAL

Activity since January 1, 2017

Compliments of The Smith Team, Ric and Sarah Beck Smith, Brokers, Century 21 Big Sky

Data compiled from the Northwest Montana Association of Realtors Multiple Listing Service

Active Listings	As of Apr. 1	As of Jul. 1	As of Oct. 1	As of Dec. 1
Up to \$500,000	4			
\$500,000 — \$1,000,000	27			
\$1,000,000+	44			
<b>TOTAL</b>	<b>75</b>			
Pending Sales	As of Apr. 1	As of Jul. 1	As of Oct. 1	As of Dec. 1
Up to \$500,000	3			
\$500,000 — \$1,000,000	6			
\$1,000,000+	1			
<b>TOTAL</b>	<b>10</b>			
Sold / Closed	As of Apr. 1	As of Jul. 1	As of Oct. 1	As of Dec. 1
Up to \$500,000	2			
\$500,000 — \$1,000,000	5			
\$1,000,000+	0			
<b>TOTAL</b>	<b>7</b>			



We get the Point!

SMITHTEAMFLATHEADLAKE.COM

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## 2017 FLATHEAD LAKE ACTIVITY LAND

Activity since January 1, 2017

Compliments of The Smith Team, Ric adn Sarah Beck Smith, Brokers, Century 21 Big Sky

Data compiled from the Northwest Montana Association of Relators Multiple Listing Service

Active Listings	As of Apr. 1	As of Jul. 1	As of Oct. 1	As of Dec. 1
Up to \$500,000	17			
\$500,000 — \$1,000,000	11			
\$1,000,000+	6			
<b>TOTAL</b>	<b>34</b>			
Pending Sales	As of Apr. 1	As of Jul. 1	As of Oct. 1	As of Dec. 1
Up to \$500,000	2			
\$500,000 — \$1,000,000	1			
\$1,000,000+	0			
<b>TOTAL</b>	<b>3</b>			
Sold / Closed	As of Apr. 1	As of Jul. 1	As of Oct. 1	As of Dec. 1
Up to \$500,000	0			
\$500,000 — \$1,000,000	0			
\$1,000,000+	0			
<b>TOTAL</b>	<b>0</b>			



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## SMITH TEAM LAKE SHORE SALES 2011-2016

Location	Square Footage	Acreage	Lake Frontage	Offered
Beautiful Island Lake Lot on Bull Island	Land	1.7	200+-	\$165,000
Finley Point Home with Community Beach	1762	0.46	90.97	\$330,000
Gravel Beach Lakeshore Lot in Dayton	Land	0.96	200	\$424,500
Rocky Point Lake Cabin with Views	1591	0.68	91.9	\$599,900
Finley Point Lake Home	3833	0.68	105	\$585,000
Lake Home and Views on Finley Point	400	2.46	150	\$699,000
Remodeled, Year Around Home on Finley Point	2560	1.15	116	\$849,000
Spectacular Finley Point Lake Lot	Land	4	180	\$995,000
Nearly New Custom Home in Lakeside	3848	2.47	114.5	\$1,150,000
Custom Built Home on Finley Point	4327	0.95	162	\$2,195,000
Amazing Estate Property on Finley Point	9410	6.3	330	\$3,950,000
Beautiful Lake Front Lot on White Swan	Land	0.75	108	\$275,000
Lake Cabin on S. Finley Point	810	4.42	218	\$1,300,000

29755 Westside Drive

FOR SALE

This amazing lot is located on desirable Finley Point. Great views, beautiful shoreline, southwest exposure for lots of sun. Shared well and drain field are included. Quiet, private, ready for your charming lakeside cabin!

\$549,000 MLS 21701267

Visit our website for full details: [smithteamflatheadlake.com](http://smithteamflatheadlake.com)



Location	Square Footage	Acreage	Lake Frontage	Offered
South Finley Point Location w/Walk out frontage	238	3.99	240	\$1,150,000
Spectacular home on Skidoo Bay	5356	1	97	\$1,200,000
Home and guest home on spacious walk out frontage	3416	1.26	125	\$747,700
Wrap around lake views on Skidoo Bay	2752	1.03	313.38	\$787,000
Spectacular Kings Point home	3254	1.27	110	\$780,000
Three level home in Big Arm	1440	0.96	100	\$417,000
Melita Island Lakeshore land	land	2.48	350	\$995,000
Home & guest home on spacious walk out frontage	3416	1.26	125	\$747,700
Spectacular home on Skidoo bay	5356	1	97	\$1,200,000
South Finley Point Location with walk out frontage	1238	3.99	240	\$1,150,000
Vintage lake home with walk out frontage	1360	0.34	77	\$397,500
Newly constructed lake cabin on White Swan	1351	0.75	108	\$599,000
South Finley Point Location on Flathead Lake	1390	0.05	138	\$479,700
Spacious Home with Private Beach on Flathead Lake	3833	0.64	78.54	\$699,000
Dramatic Lake & Mountain Views in White Swan	Land	3.36	124	\$599,000
Stunning Custom Home on Flathead Lake	4360	3.25	129	\$949,700
Attractive Lakefront Townhouse	2198	0.26	50	\$367,000
Dazzling Private Home on Skidoo Bay	1390	0.5	138	\$479,700
Vintage Cabin on Flathead Lake Frontage	792	0.49	88	\$394,000
Exceptional Brand New Lake Cabin	1351	0.75	108	\$599,000



SMITH TEAM REAL ESTATE  
 Century 21 Big Sky Real Estate  
 119 Anchor Way  
 Polson, MT 59860

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 PERMIT NO. 2265

Or Current Resident

DO YOU HAVE FRIENDS OR FAMILY WHO  
 WANT TO RECEIVE A COPY OF THE BREEZE?

Simply drop us an email at [sarah.smith@century21bigsky.com](mailto:sarah.smith@century21bigsky.com) with their name and address and we will happily add them to our mailing list. You may also fill out the form below and mail it to: Sarah Beck Smith, Century 21 Big Sky, 119 Anchor Way, Polson, MT 59860.

Name:

Address:

Phone (optional):

Email (optional):

We never sell, share, or show anyone our mailing list.  
 Our mailing list is for our exclusive use.

FINLEY POINT HOMEOWNERS ASSOCIATION

Please check the local papers for upcoming events. If you are interested in joining, please fill out the form below and return to Barry Hansen, FPHA President.

[Finley Point Property Owners Association Membership for Annual Dues, \\$10.00](#)

Name:

Mailing Address:

Finley Point Address:

Mail (along with \$10) to: Barry Hansen, President  
 33668 Lilac Hedge Ln., Polson, MT 59860

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