

RIC SMITH
406.471.0377



SARAH BECK
406.261.0641

FINLEY POINT BREEZE

SUMMER 2019



VOLUME XXVI

4TH OF JULY EDITION

IN THIS ISSUE

- 3 Oldest Residence on Finley Point Winner
- 4 Stunning Lake Lot For Sale
- 5 It's Always Happening In Polson! 2019
- 6-7 FLBS New Monitoring In Polson Bay
- 8 Montecahto Club
- 8 Ric's Cocktail
- 9 A Letter from a Finley Point Resident Graduate
- 10 Fire Department Update
- 10 Fire Slayer's Coffee Hut
- 11 Classified Ads in the Breeze!
- 12 Boys & Girls Club of the Flathead Reservation
- 13 Finley Point Real Estate Market Update
- 14-15 Smith Team Finley Point Sales

Welcome to the July 4, 2019 Finley Point Breeze. Another year has gone by and we look forward to the 4th, which is one of our very favorite days of the year!

Ric, Sarah, and Ashlee, along with some special young helpers, will have a FREE CHERRY LEMONADE stand on Finley Point July 3rd. Please come visit us at the first big bend in the road on Finley Pt Rd. We will also be giving out some very cool floating key chains for your boat or swimming. We are hoping for a bumper turnout and are sure everyone will love the festive refreshment. If you can't make it to the lemonade stand, we're sure we'll have some keychains left over and will give them out while supplies last. Just let us know!

Weather. Wow. As we write, it is the end of June and we have had both very hot and sunny days along with days like today, 55 and cloudy. Today, June 21, is the summer solstice featuring 15.59 hours of daylight. The summer evenings on Flathead Lake are amazing. The mornings are super early, with birds up and at 'em at 4 AM!

CONTINUED ON PAGE 2

We have developed a very cool and robust social media program. Please like or follow Smith Team Real Estate on Facebook, Instagram and Twitter. Of course we publish lots of real estate info, but we also have content on area happenings. We have a good clip this winter of driving onto the Point during a whiteout, and it was wild. We have structured our social media to keep you informed year-round, every week, of what's going on in your neighborhood. So, no matter where you are, you can stay up to date with your Flathead Lake community.

The Finley Point Grill is expanding their restaurant. You may have seen the construction. It looks great and we can't wait to see the end result. There is a new coffee kiosk opening up in the Finley Point Grill's parking lot set for July 4. It is up and nearly ready. Finley Point residents will have a nearby place to have a delicious coffee. A portion of JaJa's coffee sales will be donated to the Finley Point Fire Department, so you will feel good about what you drink. JaJa is a volunteer fire fighter and we thank her for service and for opening up what will be a fantastic addition to our already amazing little community.

Thanks for reading the Breeze and making it what it is. We want you to write a story! Don't forget that We get the Point and are your local real estate experts. If you are looking for something or thinking of selling, you can count on Ric, Sarah, and Ashlee to provide services that exceed your expectations and deliver results.

Don't forget to stop by our lemonade stand Wednesday, July 3rd! Follow the signs!



We get the Point!

SMITHTEAMFLATHEADLAKE.COM

RIC SMITH *Broker/Owner*
406.471.0377
ricsmith@century21bigsky.com

SARAH BECK *Broker*
406.261.0641
sarah@century21bigsky.com

ASHLEE PERRY *Licensed Assistant*
406.396.8329
ashlee@century21bigsky.com

 @c21smithteam

 facebook.com/smithteamflatheadlake

 [smith_team_flathead_lake](https://www.instagram.com/smith_team_flathead_lake)

OLDEST RESIDENCE ON FINLEY POINT WINNER



The Smith Team had the pure pleasure of sitting down and visiting with the “oldest house on Finley Point” contest winner, Lorrie Stark. Lorrie’s daughter Susan actually entered her mom’s name, and we’re so happy she did as we sat rapt with attention and admiration while we got to know this magical woman and listen to a few of her stories.

Lorrie’s husband’s family, Heman & Louise Stark, purchased their gorgeous lakefront property near the tip of Finley Point in 1950. She was first introduced to it on her honeymoon in 1958 where the big surprise upon arrival was that there was no running water at the house! Although it was initially a shock for this California girl, she quickly realized that indeed she had an endless supply of fresh water just steps away and had a glorious honeymoon which led to a story book romance that lasted over 50 years.

The original cabin only had 1 bedroom and 1 bath and quickly became a little tight for the growing family of 4 plus her in laws. Eventually 2 more bedrooms were added. In 1969, Lorrie and her husband built a guest cabin at water’s edge, which became a summer sanctuary for Lorrie, her husband Chuck and their two children (Susan and Russell). Lorrie tells stories of reveling in the peace and tranquility (their permanent home was in southern CA), boating, gardening, and hiking the 3+ acres of their property. Often times they would just sit outside and do nothing but listen to the sounds of nature.

She also tells the tale of having to share a 4-party phone line with the neighbors. It would sometimes be hours before the line was freed up with that many families on board. One of the families who shared the 4-party line was the Metzes (Mondell and Christina), and for anyone who knows what a character Mondell was, you can probably imagine that the line was often engaged for lengthy periods of time when he had news to share. She looks back on those times fondly.

Lorrie is now a great grandmother, and bursts with pride when she talks of her family. Her beloved Chuck died many years ago, but she and her children and grand/great grand babies honor his life every day in their appreciation of Finley Point and the lifestyle they are grateful to live when they gather at the family compound. You can feel the love and warmth with every turn in the homes and the surrounding woods and beach.

Lorrie, who turns 80 this year, certainly does not look her age and still manages the property and all of the cabins by herself. She has the energy of someone half her age. She literally travels the world with a few partners in crime (girlfriends) and plans to tackle northern Europe next year. Her outlook on life is unflappable and her optimism and joy contagious. We could have stayed all day, but an hour was enough for us to learn that she is a very special woman, pioneering in many ways, who knows and appreciates the important things in life. She is enjoying this chapter in her life and as we were about to leave, told us that she was “aging but not getting older.” We loved that quote and hope to model parts of our own lives after this remarkable woman.

Thank you, Susan and Lorrie, for allowing us to learn a little bit about your property and your lives. You are one of the reasons Finley Point is a special as it is.

STUNNING FLATHEAD LAKE LOT FOR SALE

150' LEVEL WALK-OUT FRONTAGE
S. FINLEY POINT RD, POLSON, MT \$849,700

This stunning lake lot is just waiting for a new custom home! Make it yours! 150' level/walk-out gravel frontage, 1.64 acres, all on scenic Southwest Finley Point. South/West exposure guarantees beautiful sunsets and long summer nights. Approach off of South Finley Point Rd down to property is delightful as you wind your way past a beautiful cherry orchard. Mature foliage offers natural privacy. Not too many of these gems out there. Don't let this one pass you by!

MLS# 21810257



We get the Point!

SMITHTEAMFLATHEADLAKE.COM

RIC SMITH Broker/Owner
406.471.0377
ricsmith@century21bigsky.com

SARAH BECK Broker
406.261.0641
sarah@century21bigsky.com

ASHLEE PERRY Licensed Assistant
406.396.8329
ashlee@century21bigsky.com

 @c21smithteam

 facebook.com/smithteamflatheadlake

IT'S ALWAYS HAPPENING IN POLSON! 2019

BE LISTENING AND WATCHING FOR CONCERT ACTS AND DATES AT THE NEW FLATHEAD LAKE REGATTA AMPHITHEATRE. VISIT www.andersonbroadcasting.com.

Polson Farmers Market Every Friday 9am-1pm; downtown Polson

- | | |
|-------------|---|
| July 1-7 | Flathead Lake Cheese Open House 10-4PM off Hwy 93;
flatheadlakecheese.com |
| July 4 | 4th of July Parade noon downtown Polson at Noon. Polson Firework show at dusk. |
| July 13-14 | Mud Run for Boy's and Girl's Club at Polson Fairgrounds.
runsignup.com/race/MT/Polson/PolsonMudRun |
| July 20-21 | Polson Main Street Cherry Festival 9am Sat & 10am Sun. 406-883-3667 or
www.flatheadcherryfestival.com |
| July 27-28 | Flathead Lake 3 on 3 Basketball Tourney, downtown Polson.
www.theflatheadlake3on3.com |
| July 27-28 | 5th Annual Flathead Lake Festival of Art 10-6pm at Sacajawea Park, Polson
www.sandpiperartgallery.com |
| August 9 | Flathead Lake Bio Station Open House www.flbs.umt.edu |
| August 9-11 | Summerfest in Polson with many activities including car show, concerts, cruit and music. visit www.andersonbroadcasting.com |
| August 10 | Cruisin By The Bay Car Show in downtown Polson;
visit www.andersonbroadcasting.com |
| August 10 | 48th Annual Sandpiper Art Festival on courthouse lawn 10am, Polson
visit www.sandpiperartgallery.com |

VISIT THE POLSON CHAMBER OF COMMERCE WEBSITE OR FOLLOW THEM ON FACEBOOK FOR UP-TO-DATE INFORMATION ON POLSON EVENTS!



We get the Point!

SMITHTEAMFLATHEADLAKE.COM

RIC SMITH *Broker/Owner*
406.471.0377
ricsmith@century21bigsky.com

SARAH BECK *Broker*
406.261.0641
sarah@century21bigsky.com

ASHLEE PERRY *Licensed Assistant*
406.396.8329
ashlee@century21bigsky.com

@c21smithteam

facebook.com/smithteamflatheadlake

[smith_team_flathead_lake](https://www.instagram.com/smith_team_flathead_lake)

FLATHEAD LAKE BIO STATION EXPANDS MONITORING PROGRAM TO INCLUDE NEW POLSON BAY SITE.

The University of Montana's Flathead Lake Biological Station (FLBS) is adding a new long-term lake sampling site to its 40+ years of continuous research and monitoring in the Flathead. The new location is in Polson Bay to represent the lake's southern basin.

Partners who helped make this new venture possible include the Flathead Lakers who made a financial leadership contribution and the Confederated Salish and Kootenai Tribes who granted a permit for the new monitoring site and who support additional data collection.

"We're really excited about the Polson Bay monitoring site," said FLBS Director Jim Elser. "It's effectively a whole different lake down there, so we can imagine many new scientific insights and opportunities arising out of this effort."

Serving as "Sentinel of the Lake", FLBS has maintained a scientifically rigorous research and monitoring program in the Flathead watershed since 1977, and currently boasts one of the best long-term lake and river datasets in the world. This monitoring program keeps its finger on the pulse of the watershed and the lake, watching for changes before they become problems.

Although this FLBS research and monitoring program has sampled at 60+ sites spread around Flathead Lake and another 20+ within the river systems, few sites are visited frequently — most of the sampling sites are visited once each year (or less). Regular, monthly sampling in the lake has been conducted primarily at a single sampling site in the deepest part of the lake off Yellow Bay at a station known as "Mid-Lake Deep". FLBS data show that this one mid-lake site represents well the conditions throughout the deep, open water portion of the lake, but it may not reflect conditions or capture negative changes in other areas of the lake such as near the shoreline or in the shallow south basin.

The Polson community will have a great view of the new Polson Bay monitoring site, which will be used by FLBS and CSKT to gather important data and protect against aquatic invasive species. The idea for adding a second regularly-monitored site in Polson Bay has been around for a while, but limited resources always prevented it becoming a reality. Many other lakes—including smaller lakes and local lakes like Whitefish Lake—have maintained multiple monitoring sites.



CONTINUED ON PAGE 7



We get the Point!

SMITHTEAMFLATHEADLAKE.COM


RIC SMITH *Broker/Owner*
406.471.0377
ricsmith@century21bigsky.com

SARAH BECK *Broker*
406.261.0641
saraH@century21bigsky.com

ASHLEE PERRY *Licensed Personal Assistant*
406.396.8329
ashlee@century21bigsky.com

 @c21smithteam

 facebook.com/smithteamflatheadlake

 [smith_team_flathead_lake](https://www.instagram.com/smith_team_flathead_lake)

FLBS EXPANDS MONITORING PROGRAM CONTINUED

Spurred by compelling spatial data gathered by citizen scientists involved in the FLBS and Flathead Lakers joint Flathead Lake Citizen Science Program's inaugural event, the 2018 Flathead Lake Secchi Dip-In, researchers at FLBS felt it was time to add another sampling site to the FLBS water quality monitoring program. The addition of a new site would bring significant benefits to the program, including enhancing the Station's already robust monitoring datasets and increasing the likelihood of early detection of aquatic invasive species.

"Adding the Polson Bay site to the Flathead Monitoring Program (FMP) will help us understand Flathead Lake's ecology and dynamism like never before, as well as strengthen our ability to fulfill our role as stewards of the lake," said Assistant Research Professor, Shawn Devlin, who oversees FLBS watershed monitoring. "The fact that the Flathead Citizen Science program and its enthusiastic participants' hard work helped to facilitate the FMP expansion is inspiring. The Flathead Lake community is dedicated and passionate and, above all, very much appreciated by FLBS."

The benefits and need for the new Polson Bay Monitoring Site have been discussed, endorsed, and permitted by the Confederated Salish and Kootenai Tribes.

"CSKT is honored to partner with the Flathead Monitoring Program," said Ronald Trahan, Chairman of the Confederated Salish and Kootenai Tribes. "We have some of the finest employees who work to protect our waters, lands, fish, plants, and wildlife utilizing the best science available."

Additionally, the site was made possible by a significant financial contribution from the Bio Station's long-term partner, the Flathead Lakers. The remainder of the funding to get the new site started is from philanthropic support from the Bio Station's generous community, especially shoreline homeowners.

"The Flathead Lakers are pleased to help support water monitoring by FLBS in Polson Bay," said Flathead Lakers President Thomas Cox. "Early detection of any changes in water quality or the appearance of invasive species may allow intervention before it is too late. This is extremely important to the community of Polson and everywhere else around the lake."

The Polson Bay Monitoring Site is located in the middle of Flathead Lake's southern basin, almost directly between the shorelines of Polson and the chain of islands at "The Narrows." Data collection began at the site in mid-April, and will continue throughout the summer and fall until ice cover forms.

Additional funding is still needed to ensure monitoring in Polson Bay can extend well into the future, and will also support FLBS scientists to enhance their ability for early detection of aquatic invasive species and other water quality threats. Recently announced fundraising efforts such as the Bio Station Business Drive will support enhanced research and water quality monitoring in the Flathead watershed.

"Polson Bay is a real focal point for how so many people in our community experience and enjoy the lake," said Elser. "We need to have a better sense of what is happening there so we can try to head off any problems that might arise. It's all part of how the Bio Station seeks to serve our community with the best possible science and we really rely on the support from the community in making that happen."

For more information about the new Polson Bay Monitoring Site, or to learn how you can support the Flathead Lake Biological Station Monitoring Program, please contact Jim Elser at jim.elser@umontana.edu or 406-872-4500.

NEXT UP FOR MONTECAHTO CLUB: CHERRY FESTIVAL PIE SALE

By: Maggie Plummer

The Montecahto Club ladies recently had their garage and bake sale, and want to thank everyone who donated and purchased items. They are also sending a great big “thank you” to the Finley Point Firefighters, who allow the club to use their firehouse for the annual sale, and are great helpers in addition to that.

Club members have been hard at it, making cherry pies and tarts for the Cherry Festival in July. They hope to see everyone at the festival in Polson, and suggest that customers come early to make sure they get their pies.

A new Montecahto Club year begins with the regular meeting on August 28 at 1 p.m. (at the clubhouse). Meetings are on the second and fourth Wednesdays of each month. Those interested in attending and/or in joining the club are always welcome.

The Montecahto ladies wish everyone a great, safe summer. Enjoy!

RIC'S SUMMER COCKTAIL: THE MONKEY WRENCH

Summer on Flathead Lake is truly an awe-inspiring time, and a really great way to make it even better is with a Tiki Lounge cocktail Ric loves, called the Monkey Wrench. Easy to make.

1 oz tequila
1 oz aged dark rum
1 oz grapefruit syrup
½ oz fresh lime juice
1/2 oz fresh orange juice
¼ oz pimento dram

Mix all ingredients in a stainless steel shaker. Shake well. Pour over pebble ice in a large old fashioned glass. Add 8 dashes of bitters. Not 7, not 9, but 8.

Sit on the beach, watch the lake and enjoy.

We would like to thank Howler Brothers, a cool hip clothing company, for this recipe. Google Them!



119 Timber Shadow Trail \$92,000 MLS 21606764 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. Visit www.smithteamflatheadlake.com for more details.

A LETTER FROM MIKAELA DUCHARME, PHS CLASS OF 2019 & FINLEY POINT NEIGHBOR

I'm going to be honest, when I first discovered I was going to be moving onto Finley Point, I was not happy. I hated my parents for taking me so far from my beloved childhood home, to this newly built house on Finley Point. I cried, pouted and swore that I would NEVER like the new place and I did not understand why we were moving.

I had previously lived pretty far out of town, past Blue Bay, in a house with a large yard and plenty of room to run and play. So, I was NOT excited to move into a new house. Little did I know, my new house wouldn't have just have a yard, it had a forest and a community with so much more to do than my old house. There was so much more room to run and play on Finley Point, and best yet, I figured out that I was not living right off of the highway. I could actually go for a bike ride that was farther than the length of my driveway. I could take the dogs for walks and I also learned that there was a state park just a few miles away from my house. I tended to ride my bike to it a lot during the summers. I rode around the Point, to the park, to my friends' houses, etc. The summers ended up being my absolute favorite part about living on Finley Point.

The summers on Finley Point are by far the best; a great access to the lake just a few miles from my house, all of the trees and vegetation become the best shade of green, friendly neighbors all around you walking their dogs or riding their bikes, nothing could get better than this. I remember my friends and I would all pile onto our four wheeler and cruise down to the state park almost every day. There were some days where we had so many of us piled on it, it would cause the four wheeler to break down. I still enjoy hurrying down to the state park to catch beautiful pictures of summer sunsets from the dock.

Another fun thing about Finley Point is watching deer families grow up. We had a family of triplet fawns grow up on our property two years in a row. In the heat of the day, the mama deer and all three fawns would lay under our trampoline in the shade. They got so used to us that we could come and go as we pleased and they wouldn't budge. Our dogs got so used to them that there were times they would lay in the yard with them. It is always fun to watch the deer babies grow up every year.

My absolute favorite memory of growing up on Finley Point is boating. Being so close to a great lake access makes it extremely convenient to go out on the boat whenever my family felt the urge. My family would be outside working on the lawn and all of the sudden my brother or I would say "Can we go to the lake!" and within minutes we would be on the water. Tubing was my brother and I's favorite pastime while out on the boat. We would get so excited about tubing we would start begging to get on the tube the minute we got off of the boat launch at Finley Point State Park and would be right back at it the next day.

As I look back on the move I dreaded, I realize how silly I was to not want to move to Finley Point. It has been an amazing place to grow up. It was the absolute best thing my parents could have done for my family, especially my brother and I. I will be headed to Montana State University in mid August. Although I have not completely decided on what I want to study, I am leaning towards elementary education. One thing is for sure though, I hope I can always return to Finley Point.

THANK YOU FOR THE GREAT ARTICLE MIKAELA! WE WISH YOU ALL THE BEST AT MONTANA STATE. -RIC & SARAH

FINLEY POINT/YELLOW BAY FIRE DEPARTMENT

By: Brent Burland

It's amazing that half of 2019 is already gone! We have accomplished a lot in 2019 thanks to all of the help that our community gives back to us. It is always a pleasure to represent Finley Point and Yellow Bay! We have had a couple fire fighter resign this year. We would like to thank Bill Grunloh, Chuck Campbell, and Travis Swenson for their service! As always, we are looking for new Volunteers for the department. If you are interested and want an application please contact us on our facebook page or email me at brenteburland@hotmail.com, we also offer Junior Fire-fighter applications for ages 16-17.

We've been very lucky to have a fairly green spring and will be able to enjoy a great 4th of July Holiday. We will have a few trucks in the 4th of July Parade in Polson this year, come downtown and see a great display of red, white, and blue!

Let's have a safe and fun summer! See you around the neighborhood!

FIRE SLAYERS COFFEE HUT & MORE!

By: JaJa Cardiff

Fire Slayers Coffee Hut & More is officially coming soon, set for July 4th, located on the north end of the Finley Point Grill parking lot with drive-thru and walk-up windows! My Mission Statement is: *To provide the Best possible service with a Smile, at the most convenient location, with a Community minded "Give Back/Pay it forward mindset & attitude.*

I will be starting out with normal coffee hut items, but plan to expand to serving homemade muffin tops & goodies, exceptional quality protein shakes, great oatmeal with fruits & nuts, healthy sodas & waters, & more. After the first season, incorporating a Fresh Fruit & Vegetable stand is within my plan.

I will be open year round from 6am-3pm, so as not to interfere with the Finley Point Grill restaurant that opens up at 4pm. I look forward to providing a much needed service to all Finley Point and the surrounding areas along Hwy 35, as well as tourists traveling the Hwy or visiting Finley Point. Locals, as well as visitors, will be able to ride their bikes out to the lower parking lot of The Grill, and the vision is to have outdoor tables for patrons to enjoy sitting and having a cup of coffee & pastry for a nice outing close by

If you have any further questions please don't hesitate to call:
JaJa Cardiff 406-491-9366 E: fireslayerscoffeehut@gmail.com

CLASSIFIED ADS IN THE FINLEY POINT BREEZE!

You will notice there are two classified ads in the Breeze this edition. After many requests, we have decided to offer classified advertising. Here's the scoop:

The Breeze is a free publication, offered three times per year: Spring, July 4th and Fall. The Breeze is mailed to approximately 1,000 residents, friends, families, associates, etc. Our mailing list was developed 15 years ago and is constantly updated. The Breeze reaches our audience and we have a feeling it will reach yours as well. We will also work with advertisers to integrate them into our social media program. We have significant presence on YouTube, Instagram, Facebook, and Twitter.

Ads are to be business card size and camera ready. The cost is \$300 for the entire year (three issues). If you are interested please drop the three of us an email. We would love to help your business thrive!

Thank you!



Protect What Matters Most

**PROUD SUPPORTER OF THE FINLEY
POINT/YELLOW BAY FIRE DEPARTMENT**



SECURITY • FIRE • VIDEO • MONITORING

**Call Chuck at 406-334-9510 today
for a free, no-obligation quote!**



We get the Point!

SMITHTEAMFLATHEADLAKE.COM

RIC SMITH *Broker/Owner*
406.471.0377
ricsmith@century21bigsky.com

SARAH BECK *Broker*
406.261.0641
sarah@century21bigsky.com

ASHLEE PERRY *Licensed Assistant*
406.396.8329
ashlee@century21bigsky.com

 [@c21smithteam](https://twitter.com/c21smithteam)

 facebook.com/smithteamflatheadlake

Building a Brighter Future in Polson!



Say goodbye to the basement, new clubhouse here we come! Later this year we will be breaking ground on the brand new clubhouse in Polson! The land was donated to us on a 99 year lease from St. Joseph Medical Center. The plans have been drawn up, and we are closing in on our \$4.8 million fundraising goal and need **YOUR** help. The club, as seen in the plans to the right, will feature a myriad of spaces, including a middle school sized gym, a music classroom, a teen center, and commercial kitchen. This clubhouse will infinitely expand our ability to make an impact on the community in Polson. The building provides the community with a tremendous resource, including a commercial kitchen giving us the opportunity to lead cooking classes for members and families alike, a gymnasium for various events, sporting or otherwise, and spaces designed to be flexible in order to fit the needs of our members and the community at large.

For more information contact Aric Cooksley - 406-528-5007 or hope@ronan.net



FINLEY POINT REAL ESTATE MARKET RECAP



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



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.

\$56,500 MLS 21804231

Visit our website for full details:
smithteamflatheadlake.com

RESIDENTIAL

There have been 3 Residential n Finley Point as of January 1, 2019.

- \$398,600 : Striking custom 2290 sq ft one-level home with high-end finishes and pristine Flathead Lake Views on 1.94 acres.
- \$585,000: Vintage 1044 sq ft cabin with 80' seawall Flathead Lake frontage, dock, and shared boat ramp on .57 acre lot
- \$2,200,000: 2 waterfront lots with 219 ft frontage, 2 docks, concrete sunning pier, and boat ramp. 2253 sq ft main home, large barn w/ loft bunk-room & walk-in cooler room, 12 x 20 Greenhouse, Office cabin, hot tub, Marquette grapes vineyard, 100 tree orchard. AG status for taxes.

There are currently 11 residential listings on Finley Point ranging from \$310,000 to \$6,500,000. Of these listings, 3 are under contract (in escrow). List prices of homes under contract range from \$376,000 for a charming lake cabin in Borchers to \$1,550,000 for a 4532 sq ft home with 230 ft of private Flathead Lake frontage.

LAND

There were 3 land/lot sales on Finley Point as of January 1, 2019.

Here are the details:

- \$27,500 1.49 Acre interior Mellet Point lot
- \$93,000 0.50 Acre Mellet Point Lot
- \$795,000 76 Acre Lot on South Finley with protected wetland Flathead Lake frontage.

There are currently 11 active land listings on Finley Point. Of these active listings, none are currently under contract. List prices range from \$49,000 for a 3 acre lot in the Finley Point Estates to \$1,000,000 for a 2.78 acre Lake lot with 240 frontage feet.



We get the Point!

SMITHTEAMFLATHEADLAKE.COM

RIC SMITH Broker/Owner

406.471.0377

ricsmith@century21bigsky.com

SARAH BECK Broker

406.261.0641

sarah@century21bigsky.com

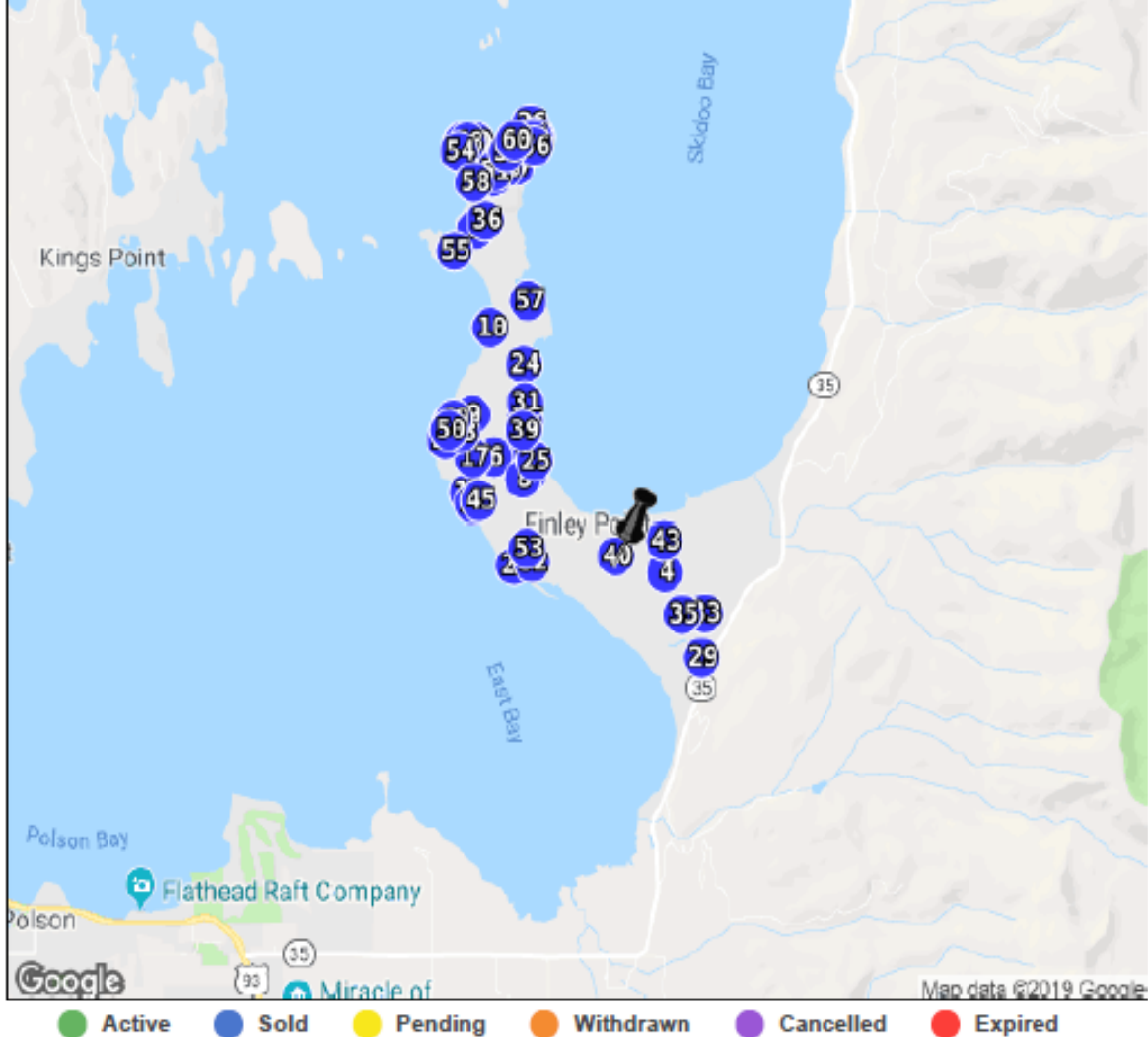
ASHLEE PERRY Licensed Assistant

406.396.8329

ashlee@century21bigsky.com

SMITH TEAM FINLEY POINT SALES - 10YR GLANCE

This map shows our sales on Finley Point over the past 10+ years. As you can see, we brokered a significant number of sales (60 total). We are your local experts and we get the Point! We know who to call for zoning, septic, dock permits, construction and repair, orchard care taking, etc. If you need real estate advice on the Point, please allow us to help!



	Address	MLS #	Status	Distance from Subject
Subject	34016 S FINLEY POINT RD , Polson MT 59860			
1	58 LYNX Drive , Polson MT 59860	257058	Closed	1.15m
2	NHN Lindberg Lane , Polson MT 59860	259841	Closed	3.52m
3	29018 Finley Point Lane (714 Georgia Rd), Polson MT 59860	266191	Closed	3.42m
4	NHN S Finley Point Road , Polson MT 59860	267510	Closed	0.43m
5	829 Finley Pt Lane , Polson MT 59860	267517	Closed	2.89m
6	115 Timber Shadow Trail , Polson MT 59860	272258	Closed	1.32m
7	32388 Finley Point Road N , Polson MT 59860	277773	Closed	1.03m
8	1575 Finley Point Road , Polson MT 59860	278769	Closed	1.03m
9	Nhn S. Finley Point Rd. , Polson MT 59860	281922	Closed	1.68m
10	34471 Staves Lane 3357 Finley Pt Rd, Polson MT 59860	289001	Closed	2.14m
11	29018 Finley Point Lane , Polson MT 59860	289491	Closed	3.43m
12	32498 Tarrs Lane , Polson MT 59860	289842	Closed	1.37m

15	NHN N Finley Pt, Polson MT 59860	293259	Closed	1.36m
16	29963 Mission View Drive, Polson MT 59860	299912	Closed	3.21m
17	34582 WHISKEY JACK Lane, Polson MT 59860	301828	Closed	1.46m
18	29737 Westside Drive, Polson MT 59860	302932	Closed	3.53m
19	Nhn Westside Drive, Polson MT 59860	306022	Closed	3.56m
20	NHN LINDBURG Lane, Polson MT 59860	306036	Closed	3.54m
21	Nhn S Finley Point Road, Polson MT 59860	307391	Closed	1.74m
22	33203 S Finley Point Road, Polson MT 59860	307794	Closed	0.85m
23	NHN S FINLEY POINT Road, Polson MT 59860	308019	Closed	1.66m
24	31568 N Finley Point, Polson MT 59860	310485	Closed	1.75m
25	32304 N FINLEY POINT, Polson MT 59860	310844	Closed	1.06m
26	28920 Finley Point Lane, Polson MT 59860	311725	Closed	3.53m
27	Nhn Finley Point Lane, Polson MT 59860	313277	Closed	3.24m
28	31937 S Finley Point Road Lot 4, Polson MT 59860	314454	Closed	1.77m
29	5779 East Shore Route, Polson MT 59860	314491	Closed	1.02m
30	Nhn Lindburgh Lane, Polson MT 59860	318590	Closed	3.52m
31	31870 N Finley Point +31874, Polson MT 59860	318920	Closed	1.48m
32	Lot 6 Finley Point Road, Polson MT 59860	324269	Closed	0.84m
33	33736 Finley Point Road, Polson MT 59860	324272	Closed	0.84m
34	Lot 10 Finley Point Road, Polson MT 59860	324281	Closed	0.68m
35	Lot 12 Finley Point Road, Polson MT 59860	324541	Closed	0.68m
36	Nhn Sunset Point Lane, Polson MT 59860	325272	Closed	2.92m
37	34547 Three Dock Lane, Polson MT 59860	325950	Closed	1.29m
38	34322 Hilltop Drive, Polson MT 59860	330154	Closed	3.26m
39	32046 N Finley Point Road, Polson MT 59860	331191	Closed	1.31m
40	33391 N FINLEY POINT Road (S of 33359), Polson MT 59860	332749	Closed	0.09m
41	29018 Finley Point Lane, Polson MT 59860	333134	Closed	3.42m
42	34322 Mission View Road, Polson MT 59860	335422	Closed	3.27m
43	32388 N Finley Point Rd, Polson MT 59860	20082031	Closed	0.47m
44	29018 Finley Point Lane, Polson MT 59860	20093993	Closed	3.41m
45	32498 Tarrs Lane, Polson MT 59860	20094405	Closed	1.25m
46	29963 Mission View Dr, Polson MT 59860	20105343	Closed	3.21m
47	NHN Westside Dr, Polson MT 59860	20113258	Closed	3.56m
48	NHN Lindburg Ln, Polson MT 59860	20113263	Closed	3.54m
49	31937 S Lot 4 Finley Point Road, Polson MT 59860	20124937	Closed	1.78m
50	Nhn S Finley Point Road, Polson MT 59860	20136720	Closed	1.75m
51	34322 Mission View Road, Polson MT 59860	20154149	Closed	3.25m
52	Nhn S Finley Point Road, Polson MT 59860	21600589	Closed	0.70m
53	Nhn South Finley Point Road, Polson MT 59860	21609540	Closed	0.75m
54	29737 Westside Drive, Polson MT 59860	21612580	Closed	3.50m
55	34671 Snowberry Lane, Polson MT 59860	21703375	Closed	2.81m
56	29064 Finley Point Lane, Polson MT 59860	21710978	Closed	3.35m
57	34182 Mulligan Point Road, Polson MT 59860	21803339	Closed	2.20m
58	29977 Finley Point Lane, Polson MT 59860	21805413	Closed	3.23m
59	Nhn Mellet Point 2 Lot 114, Polson MT 59860	21805902	Closed	3.37m
60	Nhn Lanier Lane, Polson MT 59860	21812484	Closed	3.44m



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

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 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

RIC SMITH *Broker/Owner*
406.471.0377
ricsmith@century21bigsky.com

ASHLEE PERRY *Licensed Assistant*
406.396.8329
ashlee@century21bigsky.com

SARAH BECK *Broker*
406.261.0641
sarah@century21bigsky.com



We get the Point!
SMITHTEAMFLATHEADLAKE.COM

