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FINLEY POINT BREEZE

WINTER 2019



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Welcome to the Winter Finley Point Breeze! Forgive us....we are a bit behind schedule due to an exciting event! We are just finishing a complete remodel of the main level of the office, and it is just amazing. During the months of October and November agents have been working from home offices and Ric, Ashlee, and Sarah have been bunkered down in the “pit,” away from the construction zone.

We hired Nelson Homes for this major undertaking and their work is perfection. Our office is more open, more inviting, and has a light contemporary feel. Please come in and take a look, and a huge thanks to Nelson Homes for their incredible work and professionalism.

Our annual Christmas Party at Century 21 Big Sky is Friday, December 13, 2019, from 5:00 to 8:00. As always, there will be abundant good cheer, and plenty of delicious food and beverages. Please stop by, check out the new office, kick off the Christmas season, and get caught up with your neighbors.


BREEZE FOUNDERS & PUBLISHERS
Ric Smith | Sarah Beck

A special thanks to all who make the Breeze possible!

 JOIN US FOR OUR
BIG REVEAL AT THE
CENTURY 21
Big Sky Real Estate

ANNUAL CHRISTMAS PARTY!

**CLEAR
YOUR
CALENDAR**

 **FRIDAY, DECEMBER 13TH**
5PM - 8PM

**DON'T MISS THE BEST BUSINESS
CHRISTMAS BASH IN POLSON,
ALL WELCOME!**

**CELEBRATE WITH US AS A THANK YOU
TO OUR AMAZING COMMUNITY FOR
YOUR CONTINUED SUPPORT!**



GOOD FOOD | GOOD DRINKS | GOOD FUN

 **119 ANCHOR WAY, POLSON, MT 59860 | 406-883-5387**



We get the Point!

SMITHTEAMFLATHEADLAKE.COM

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FINLEY POINT ROAD

The main Finley Point Road from Highway 35 to where North Finley Point Road begins was resurfaced this fall. The big corner/bend is now actually washboard-free! The road is so nice that speeding is tempting. Please don't speed...the road is literally full of deer, bears, people, joggers, etc...let's drive carefully and responsibly please. We can all look forward to a winter of less wear and tear on our vehicles!

OLDEST FINLEY POINT RESIDENCE UPDATE

In a past issue, we asked our readers to submit when their house was built to help discover the oldest residence on the Point. Since announcing the winner, we have had several families say their house is older, however, we don't know this if you don't submit your home! History stories of the Point are loved by readers. So, if you have a house and feel it is one of the originals, please email us and we will write about it.

WHITE CHRISTMAS MARGARITAS!

Hey folks, let's skip the egg nog. Margaritas are way better. Enjoy!

INGREDIENTS

1 (14-oz.) can coconut milk
12 oz. silver tequila
8 oz. triple sec
1/2 cup lime juice
2 cups of ice
1/2 cup mint for garnish
1 lime
Sanding sugar for rimming glass
Cranberries for garnish

DIRECTIONS

Combine coconut milk, tequila, triple sec, lime juice, and ice in blender. Blend until smooth.

Rim glasses with lime wedge and dip in sanding sugar. Pour into glass and garnish with lime slice and cranberries and Serve!

SKIDOO BAY FAIRYTALE HOME FOR SALE \$1,797,000



Exquisitely remodeled fairy tale home in the heart of coveted Skidoo Bay, Finley Point. Enchanting stone turret entryway leads to jaw dropping views of the lake through floor to ceiling picture windows. 2019 remodel includes quartz countertops, brand new stainless steel KitchenAid appliances, Silhouette wine cooler, new light fixtures, paint and texture throughout. Designed for lake living, the home offers open kitchen/living/dining, 4 bedrooms, 5 baths. Master is on main level with beautiful light-filled bathroom. Exterior features included boat house with patio seating above, zero-maintenance deck w/ covered dining area, 94'+/- prime lake frontage, covered boat slip, & paved drive.



32021 N CATTAIL LANE, POLSON, MT MLS# 21916630



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32885 S Finley Point Road, Polson, MT 59860
FOR SALE MLS# 21914835

Full package on the lake at the right price! Situated on Finley Point, this spacious multi level home features 3 bedrooms and 3 baths, with nice appointment of bedrooms and living space on each level. Main level is open kitchen/living/dining with gorgeous views to the lake from the living room picture windows and deck. Lower level offers more casual gathering space and second kitchen w walkout to the frontage. Lake-front is south-facing, ensuring endless sunny nights. Shoreline features coveted boathouse with upper deck and two docks. Plenty of parking on both sides of South Finley Point Rd....perfect for company and entertainment.
\$595,000



34373 Hilltop Drive, Polson, MT 59860
 MLS #21911503 \$259,900

This delightful Finley Point offering is tucked away in the trees with stunning views of Flathead Lake! Main home is 2 bedroom/2 bath with ensuite master, walk-in closet and circular kitchen/living/dining concept. Views from the living room and deck take in the exquisite expanse of the lake. Separate additional quarters on the property offer endless options and could be used as guest cabin, office, shop, storage. Added features include double garage w/ additional storage, and adorable bunk house. Property consisting of 1.64 acres is privately situated on a bend in the road. Public lake access w/ gorgeous gravel beach is just a short stroll away. Enjoy year-round beauty and tranquility at this exceptional retreat!



S. Finley Point Road **FOR SALE**

This stunning lake lot is just waiting for a new custom home! Make it yours! 150' level/walkout gravel frontage, 1.64 acres , all on scenic South 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. Option to hook into existing shared well makes development and enjoyment even easier. Not too many of these gems out there. Don't let this one pass you by!
\$849,700 MLS 21810257



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NEXTDOOR APP

Nextdoor is the best way to stay in the know about what's going on in your neighborhood—whether it's finding a last-minute babysitter, learning about an upcoming event, or hearing about a rash of break-ins and grizzly bear sightings! There are so many ways our neighbors can help us. We just need an easier way to connect with them.

Nextdoor is the world's largest social network for the neighborhood. Nextdoor enables truly local conversations that empower neighbors to build stronger and safer communities.

Building connections in the real world is a universal human need. That truth, and the reality that neighborhoods are one of the most important and useful communities in our lives, have been a guiding principle for Nextdoor since it was founded in 2011. Neighbors in the United States, United Kingdom, France, Germany, the Netherlands, Italy, Spain, Australia, Denmark, Sweden, and Canada are using Nextdoor to:

Find a trustworthy babysitter or recommended house painter

Spread the word about a lost dog

Organize a neighborhood watch group or quickly get the word out about a break-in

Share information during a natural disaster

Receive information from local public agencies

Find a new home for an outgrown bicycle

Download Nextdoor today on your mobile device from the App store or Google Play store to stay in the know on Finley Point happenings!



119 Timber Shadow Trail \$87,000 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.

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 were 9 residential sales on Finley Point in past 12 months. Sales prices ranged from \$335,000 - \$2,200,000 with nice disbursement throughout. Here are some details:

- \$335,000: Charming 3 bedroom cabin in Borchers Developement
- \$455,000: 4bedroom/3bath 3560 sqft well-built home nestled in 6.02 parked out acres, interior Finley Point
- \$700,000: Skidoo Bay home w/ 3 bedrooms plus tudio guest quarters with 123 frontage feet, steep water access
- \$2,200,000: Skidoo Bay 219' level frontag on 2 waterfront logs, 2 docks, concrete sunning pier, and boat ramp, Main House, Guest House, Greenhouse, Orchard, and more.

There are currently 13 active residential listings on Finley point. Of these listings, 2 are under contract (in escrow). List prices of homes under contract range from \$325,000 for a 1434 sqft log home on .61 acre with lake & mountain views; to \$2,500,000 a premium Skidoo Bay location, 1.15 acres and to 100' of beach, long dock & boat shed. 5 bedroom home plus guest cottage, bunkroom, sauna house with loft, and garage for storage.

LAND

There were 3 land/lot sales on Finley Point in the last 12 months. Here are the details:

- \$27,500 1.49 Acre interior Mellet Point lot
- \$93,000 parked out 1/2 Acre interior lot with lakeview and well in place
- \$795,000 76+ acres South Finley lot with 43.88 acre protected wetland area, 1500 frontage feet.

There are currently 8 active land listings on Finley Point. Of these active listings, 2 is currently under contract (in escrow). List price of lot currently under contract is \$315,000 for a 1 acre lot featuring 100 feet of frontage and \$849,700 for a 1.21 acre lot with 150 level Flathead Lake frontage feet.



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STATE OF THE LAKE

Flathead Lake Activity – RESIDENTIAL Activity since January 1, 2019

*Compliments of The Smith Team, Ric Smith and Sarah Beck, Brokers, Century 21 Big Sky
(This data is compiled from the Montana Regional Multiple Listing Service)*

ACTIVE LISTINGS

	As of April 1, 2019	As of July 1, 2019	As of Oct 1, 2019	As of Dec 31, 2019
Up to \$500,000	1	2	11	
\$500,001 to \$1,000,000	32	46	30	
\$1,000,001+	54	58	55	
TOTAL	87	106	86	

PENDING SALES

	As of April 1, 2019	As of July 1, 2019	As of Oct 1, 2019	As of Dec 31, 2019
Up to \$500,000	0	2	0	
\$500,001 to \$1,000,000	3	3	6	
\$1,000,001+	3	3	5	
TOTAL	6	8	11	

SOLD/CLOSED

	As of April 1, 2019	As of July 1, 2019	As of Oct 1, 2019	As of Dec 31, 2019
Up to \$500,000	0	2	5	
\$500,00 to \$1,000,000	3	10	20	
\$1,000,001+	1	9	16	
TOTAL	4	21	41	

STATE OF THE LAKE

Flathead Lake Activity – LAND Activity since January 1, 2019

*Compliments of The Smith Team, Ric and Sarah Beck, Brokers, Century 21 Big Sky
(This data is compiled from the Montana Regional Multiple Listing Service)*

ACTIVE LISTINGS

	As of April 1, 2019	As of July 1, 2019	As of Oct 1, 2019	As of Dec 31, 2019
Up to \$500,000	6	7	13	
\$500,001 to \$1,000,000	14	21	18	
\$1,000,001+	9	14	9	
TOTAL	29	42	40	

PENDING SALES

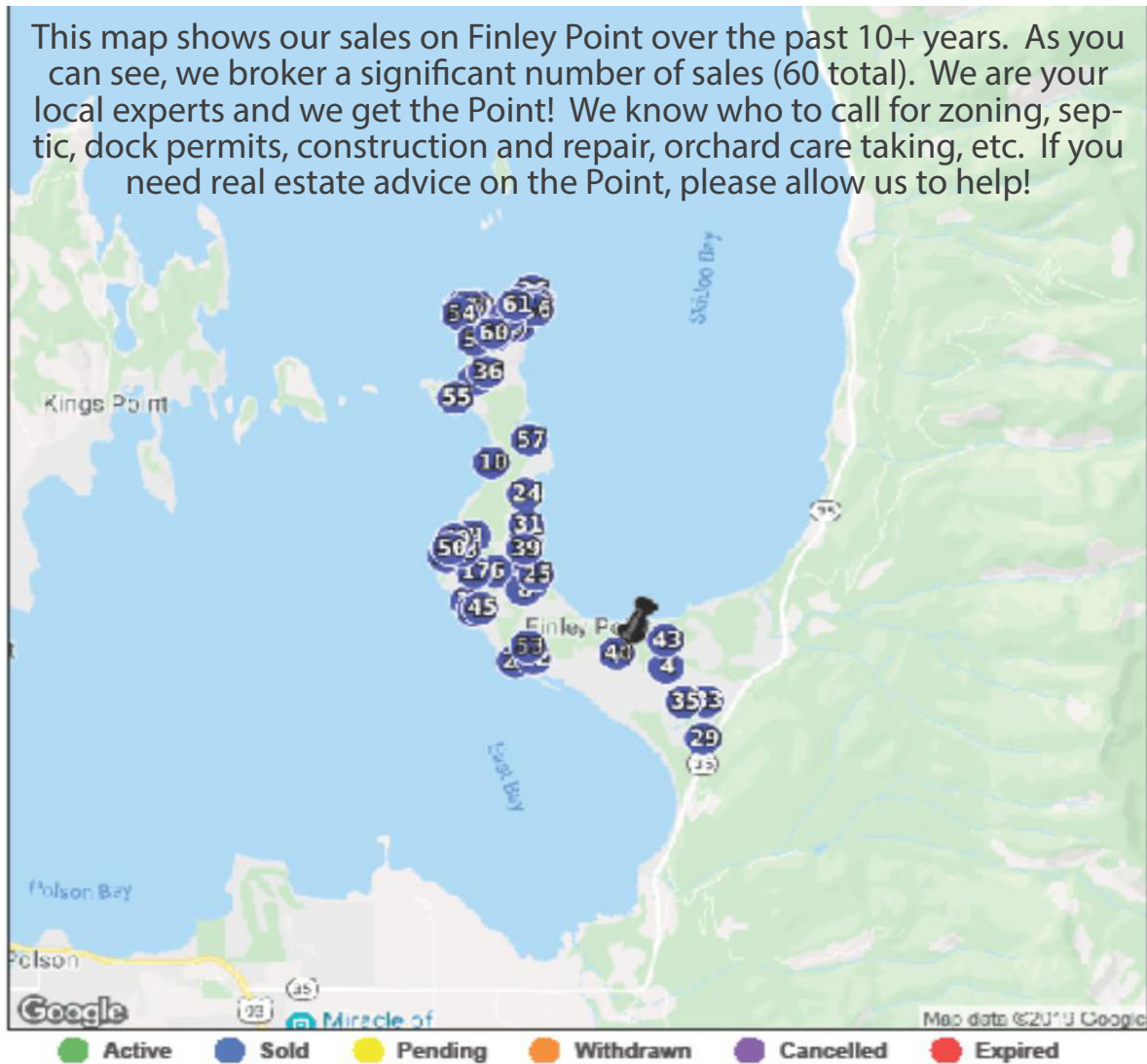
	As of April 1, 2019	As of July 1, 2019	As of Oct 1, 2019	As of Dec 31, 2019
Up to \$500,000	2	1	1	
\$500,001 to \$1,000,000	0	0	4	
\$1,000,001+	0	0	0	
TOTAL	2	1	5	


SOLD/CLOSED

	As of April 1, 2019	As of July 1, 2019	As of Oct 1, 2019	As of Dec 31, 2019
Up to \$500,000	1	5	6	
\$500,00 to \$1,000,000	0	1	2	
\$1,000,001+	0	0	0	
TOTAL	1	6	8	

SMITH TEAM FINLEY POINT SALES AT A 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	257056	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	629 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	289642	Closed	1.37m

	Address	MLS #	Status	Distance from Subject
13	NHN Westside Drive N , Polson MT 59860	291440	Closed	3.54m
14	29927 Mission View Road , Polson MT 59860	291451	Closed	3.24m
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	29927 Mission View Road , Polson MT 59860	21812392	Closed	3.24m
61	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

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