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# FINLEY POINT BREEZE

SPRING 2020



VOLUME XXVII

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## SPRING EDITION 2020

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### Greetings Neighbors!

For over 15 years, our spring issue of the Breeze has been a celebration of the coming season. As everyone now knows, this spring is certainly different. With the onset of the corona virus, we are in uncertain times, with no clear understanding of how or when any of it will end. The Smith Team is not going to talk about social distancing, washing hands, not touching your face, etc., as we are all hopefully practicing this by now. However, we do want to let our readers know that Ric, Sarah, and Ashlee are confident that our country and our community will emerge from this virus a better place. Former President Herbert Walker Bush said he wanted our country to be a “kinder and gentler” nation. We believe this event will help us achieve his hope. We are strong and spirited individually, but insurmountable as a whole. We got this!

Now, we ask you to take a break from the news, read the Breeze, and dream of our amazing Flathead Lake, Skidoo Bay and Finley Point. Oh, and being in captivity is a perfect time to write and compose! We want to hear from you. Please reach out! Before we know it, the 4th of July edition of the Breeze will be upon us and we are always looking for great content for that issue. Thank you!

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BREEZE FOUNDERS & PUBLISHERS  
Ric Smith | Sarah Beck

A special thanks to all who make the Breeze possible!

## MONTECAHTO CLUB MAKES DONATIONS, OFFERS SCHOLARSHIPS

Happy Spring from members of the Montecahto Club! We hope you've had a happy, healthy winter season.

The club's fall and winter events included a wine and chocolate tasting party, during which one member had everyone laughing with her stand-up comedy routine. Our annual Christmas party was also great fun for club members and their guests.

In November we donated money to Polson's Community Thanksgiving dinner. In December we collected food and money donations for the Polson food pantry, and made coat and hat contributions to the Coats for Kids project in Polson. In February we again made and delivered 50 cookie and flower bundles for residents of the Polson Rehabilitation Center.

Throughout the year, the club continues to support Soup's On in Polson with monthly volunteers.

In March, members decided to make a donation to the CASA program (Court Appointed Special Advocates). Across the country, CASA volunteers serve as court-appointed advocates for abused or neglected children.

We look forward to providing two annual scholarships this spring: our regular one to a graduating Polson High School student; and our new Continuing Education Scholarship to an individual seeking vocational or technical certification, or licensure/certification in a more non-traditional training program (Recent high school graduation is not required, but a high school diploma or its equivalency is required. Applicants must reside in Lake County). Please help us spread the word about the scholarships.

Club members plan to make their famous cherry pies this summer. In the event that the Cherry Festival is cancelled, we hope to have them available by order.

Don't forget: The Montecahto Club welcomes new members. If you're interested in attending a meeting, or would like more information, please contact Alice Erb, 250-3189.



We get the Point!

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 @c21smithteam

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## NEXTDOOR APP

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There is a really cool app all Finley Pointers and Skidoo Bay residents should sign up for. Go to your app store and look for NEXTDOOR and download. You can then become an active member of the Finley Point/Skidoo Bay online community. You can make a post and read posts about everything from a lost dog, to downed trees, bears on the road, yard sales, and more. Sign up and join the fun!

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## WINTER RECAP

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Is spring here? It certainly feels so. However, because we really had no winter to speak of this year (well besides the 5 inches Finley Point had April 1st!), it's hard to tell. Finley Point lawns have had green tints to them all winter. The ground never seemed to freeze. The Smith boys were thrilled that they never had to plow (or even shovel) the driveway! The mountains have 100% of average snow pack, so we will have plenty of water for our rivers and the lake this spring and summer. This is truly a special time in Montana, as we watch more and more birds return, plants burst with leaves and green, flowers awaken and on and on. It is also fun to watch the days grow longer. Long spectacular evenings on Flathead Lake are just around the corner!

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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 walk-out to the frontage. Lakefront is south-facing, ensuring endless sunny nights. Shoreline features coveted boat-house with upper deck and two docks. Plenty of parking on both sides of South Finley Point Rd....perfect for company and entertainment.  
\$549,500





## 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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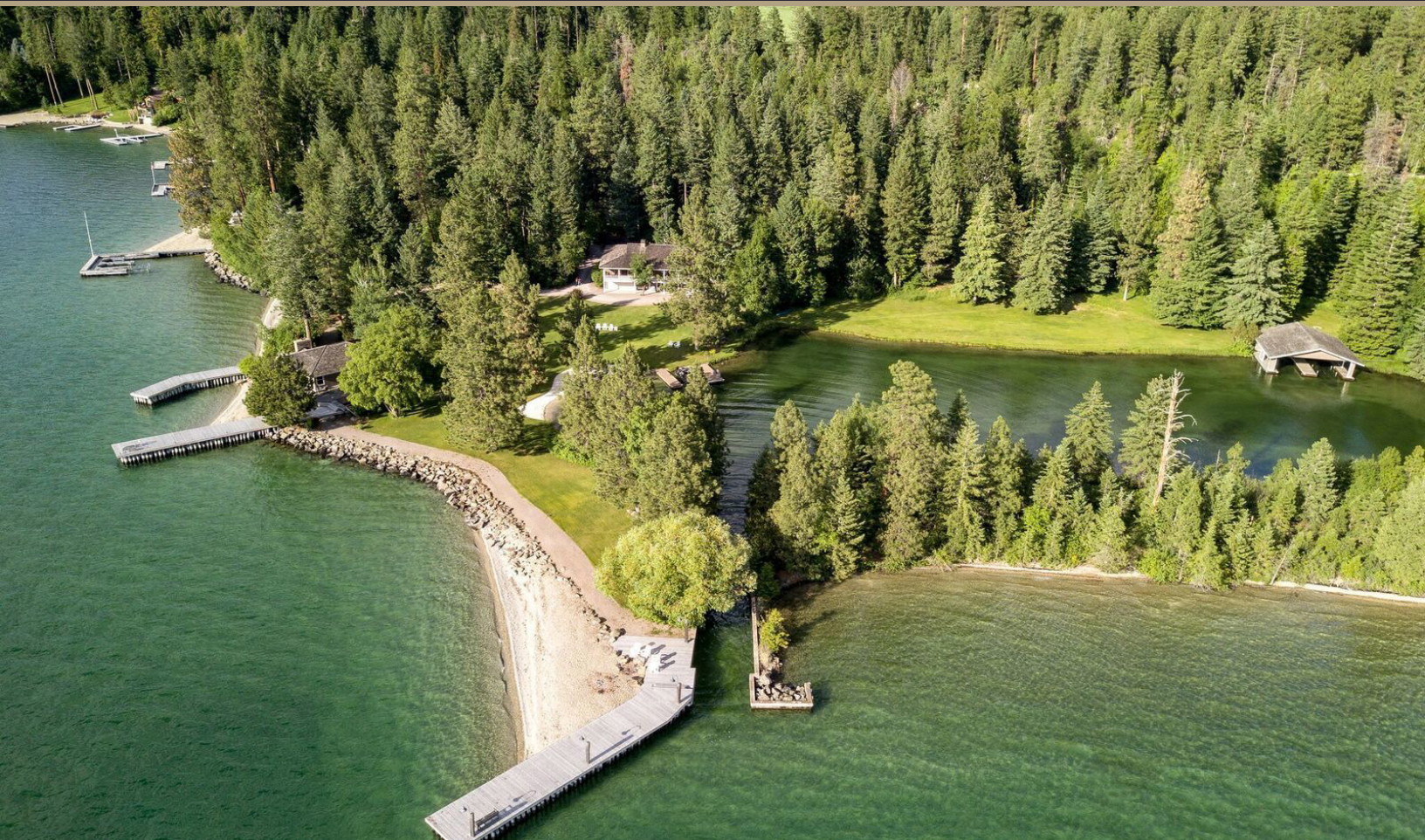
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## SANCTUARY ON SKIDOO-BAY FLATHEAD LAKE



### FINEST OFFERING ON FLATHEAD LAKE

You will be without words as you experience the natural beauty and wonder of this Flathead Lake/Skidoo Bay offering! Welcome to your 8+ acre lakefront sanctuary, featuring 547' (yes 547') of impeccable gravel beach frontage. Property is sited such that it offers sunny southern exposure on the beach but also jaw dropping expansive Mission Mountain views...a coveted combination. Additional sought-after lakefront features abound, including a 2-acre lagoon with 4 docks and boat house, and 3 massive lighted docks/piers at water's edge. High end guest home with upgrades including cherry wood trim, granite, and hardwood is steps away from the water. Private 5000+ sq ft main residence with 6 bedrooms and 4 baths will accommodate family and friends and is ready to be enjoyed as-is or remodeled with your personal brand. Exceptional in every way, it is in a class by itself on Skidoo Bay. Call the Smith Team at 406 471 0377, or your real estate agent, for additional and showing information.

**\$5,695,000**



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 Big Sky Real Estate



## FINLEY POINT NEIGHBORHOOD STORY

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The Smith Team was fortunate enough to be able to catch up with Anne Guest, a life-long summertime resident of Finley Point. Anne called us in response to our “oldest home on Finley Point” contest this fall/winter. She believes her family owns one of the oldest original homes, and we loved hearing all about it.

Anne’s family’s summer home on N. Finley Point Rd was built in 1927, and was originally owned by Buck Thurston’s family. According to family lore, the home and site was formerly a fox farm, where foxes were raised for their pelts, which was high fashion at the time. Anne even recalls her grandmother having a fox wrap she would play with as a little girl. She remembers being particularly fascinated with the pretty clasp that fastened everything together!

Anne’s mother, Betty Pauly, purchased the property in 1966. When she bought it, she had the choice to buy a larger home on one side of the property or a tiny cabin in questionable condition on the other. The family was surprised when she chose the tiny cabin! It was basically just one living area with an open hearth fireplace, murphy bed, screened in porch, and picture window.

In 1967 Betty hired a “country carpenter” named Ross Peters to work on the home. He added 2 bedrooms, 1 bath, and the attic became a sleeping loft/bunk. Eventually the family built a boat house with guest quarters above. The property was now ready for the growing family that soon enjoyed it every summer.



119 Timber Shadow Trail \$82,000 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](http://www.smithteamflatheadlake.com) for more details.

## FINLEY POINT NEIGHBORHOOD STORY CONTINUED

Betty died in 1980, leaving the cabin to her four children (2 boys and 2 girls). All siblings received an equal share in ownership. For over half a century, 4 generations have cherished the rustic quality of their summer home, the mountain views, and of course the mesmerizing experience of living and relaxing on Flathead Lake. The family still holds regular meetings to maintain the property and plans to have it stay in the family forever. It is their most treasured family jewel.

Thank you, Anne, for this delightful story and the wonderful pictures of the family property you have shared. Finley Point is a magical place and we are happy it will be your family retreat for decades to come.



## #TAKEOUTPOLSON

Join us in supporting local businesses during this pandemic, and give yourself a break from the kitchen. Visit [www.polsonchamber.com/takeoutpolson](http://www.polsonchamber.com/takeoutpolson) for a list of local restaurants offering takeout and/or delivery.

FINLEY POINT GRILL & EASTSHORE SMOKEHOUSE ARE OPEN FOR TAKE OUT!

SUPPORT OUR LOCAL SPOTS! FPG 406-887-2020 | SMOKEHOUSE 406-887-2096



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# 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 3 residential sales on Finley Point for the year as of April 1st. Here are the details:

- \$490,000: Beautiful log home in Finley Point Estates on 3.71 interior acres with a 2 car garage
- \$2,350,000: Skidoo Bay 100' Flathead Lake frontage. 3316 sqft main home plus guest house and garage with storage.
- \$3,350,000: Skidoo Bay 180' Flathead Lake frontage. 5636 sqft main residence with various patios and decks for entertaining and 5 car garage.

There are currently 13 active residential listings on Finley Point. Of these active listings, 4 is currently under contract (in escrow). List price of property currently under contract is \$259,900 for a 1.64 acre interior lot with 2 bedroom, 2 bath main home plus detached garage with attached office/storage.

## LAND

There were 3 land/lot sales on Finley Point for the year as of April 1st. Here are the details:

- \$42,000 3 acre interior parcel in Finley Point Estates
- \$270,000 1 acre Mellett Point steep access lake front property
- \$650,000 1.24 acre South Finley Point parcel with 150' level Flathead Lake frontage.

There are currently 7 active land listings on Finley Point. Of these active listings, 0 are currently under contract (in escrow).



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# STATE OF THE LAKE

## Flathead Lake Activity – RESIDENTIAL

### Activity since January 1, 2020

*Compliments of Smith Team Real Estate – C21 Big Sky*

*(This data is compiled from the Montana Regional Multiple Listing Service)*

#### ACTIVE LISTINGS

	As of April 1, 2020	As of July 1, 2020	As of Oct 1, 2020	As of Dec 31, 2020
Up to \$500,000	3			
\$500,001 to \$1,000,000	25			
\$1,000,001 to \$2,000,000	24			
\$2,000,001+	17			
<b>TOTAL</b>	<b>69</b>			

#### PENDING SALES

	As of April 1, 2020	As of July 1, 2020	As of Oct 1, 2020	As of Dec 31, 2020
Up to \$500,000	0			
\$500,001 to \$1,000,000	2			
\$1,000,001 to \$2,000,000	1			
\$2,000,001+	3			
<b>TOTAL</b>	<b>6</b>			

#### SOLD/CLOSED

	As of April 1, 2020	As of July 1, 2020	As of Oct 1, 2020	As of Dec 31, 2020
Up to \$500,000	0			
\$500,00 to \$1,000,000	3			
\$1,000,001 to \$2,000,000	1			
\$2,000,000+	3			
<b>TOTAL</b>	<b>7</b>			

# STATE OF THE LAKE

## Flathead Lake Activity – LAND Activity since January 1, 2020

*Compliments of Smith Team Real Estate – C21 Big Sky*  
(This data is compiled from the Montana Regional Multiple Listing Service)

### ACTIVE LISTINGS

	As of April 1, 2020	As of July 1, 2020	As of Oct 1, 2020	As of Dec 31, 2020
Up to \$500,000	10			
\$500,001 to \$1,000,000	15			
\$1,000,001+	11			
<b>TOTAL</b>	<b>36</b>			

### PENDING SALES

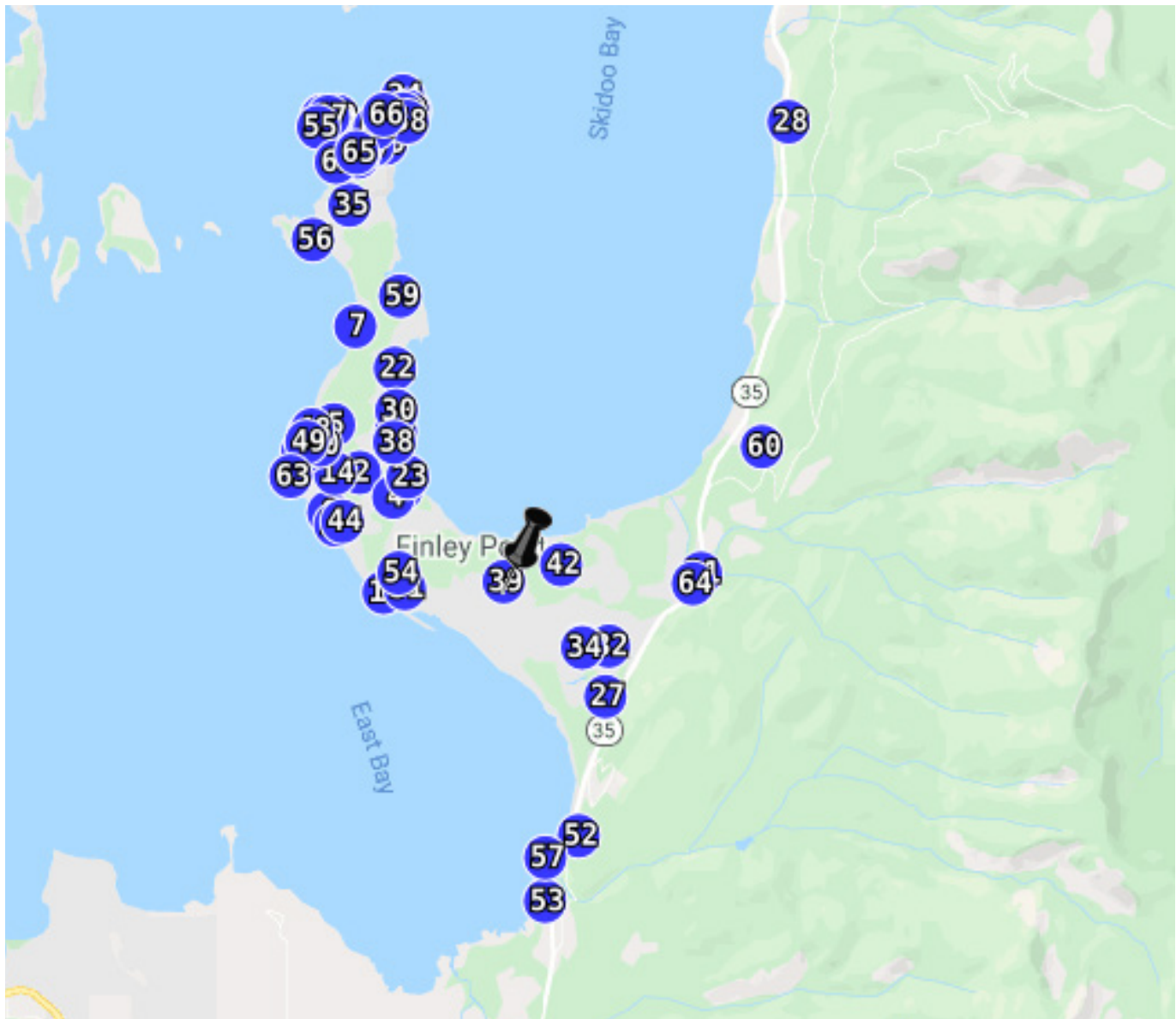
	As of April 1, 2020	As of July 1, 2020	As of Oct 1, 2020	As of Dec 31, 2020
Up to \$500,000	0			
\$500,001 to \$1,000,000	2			
\$1,000,001+	0			
<b>TOTAL</b>	<b>2</b>			

### SOLD/CLOSED

	As of April 1, 2020	As of July 1, 2020	As of Oct 1, 2020	As of Dec 31, 2020
Up to \$500,000	0			
\$500,00 to \$1,000,000	3			
\$1,000,001+				
<b>TOTAL</b>	<b>3</b>			



## SMITH TEAM FINLEY POINT SALES AT A GLANCE



If you have ever thought of selling or buying on Finley Point, please let us know! With a presence on the Point, we not only know every nook and cranny, we are aware of the market climate at any given time. Our goal has always been to specialize in our own back yard. We promise to deliver service and results that will exceed your expectations.

### WE GET THE POINT!



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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](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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