PROPERTY FACT SHEET

Greenwood Hills Retreat

FLATHEAD LAKE · LAKESIDE, MONTANA

ALIGNED BROKERS
LAND & ESTATES



±17	±320 ft	½ acre	4.2 mi
WOODED ACRES	LAKE FRONTAGE	BUILDING ENVELOPE	TO LAKESIDE

LAND & VIEWS

- Ponderosa pine forest and wooded ridge
- Views of Flathead Lake and the Swan and Mission Mountains
- Easement protects the wooded setting
- Limits subdivision and further development

LAKE & RECREATION

- Boating, sailing, kayaking and paddleboarding
- Boat access to Wild Horse Island
- Lake trout, lake whitefish, yellow perch and smallmouth bass, native westslope cutthroat trout

BUILDING & ACCESS

- ½-acre envelope within ±1-acre development area
- Road access near Greenwood Hills Lane
- Home limits: 3,500 sq. ft. including basement and two stories. Two-car garage.
- Final envelope requires Montana Land Reliance (MLR) approval

DOCK OPPORTUNITY

- Proposed floating dock for boat moorage and direct lake access
- Cliffside trail ends about 40 feet above water
- Dock and improved shore access require written MLR approval and applicable permits

- Sellers must build the home and garage before transfer or the building right is permanently lost. A construction agreement is required.
- $20,000 conservation contribution on qualifying transfers. Seller payment is negotiable.

Joe Sangimino, ALC

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Information deemed reliable, not guaranteed. Buyers should verify acreage, frontage, boundaries, access, utilities, permits, and restrictions. The recorded easement and amendments control. Review the full brochure and property documents.