

Saddlehorn Common Questions:

Is there Internet Service? How about other Utilities?

High speed internet through spectrum (1Gb/s) Bigfork water/sewer, electricity and natural gas are available at every lot.

Are there any Flathead Lake Views?

Many have sold but Lake View Lots left are C31 C33, C34, C4,C5 have limited Views towards Bigfork Bay

Can you short term rent properties in Saddlehorn?

All Single Family Residences have 90 day minimum rentals.

Access to the Lake from the Development?

The Marina and Flathead Lake access is located a short drive from the Development. There is not a walking trail from the development to the Lake.

Can I use my own builder?

There is not a specific builder or set of plans that need to be used in Saddlehorn. That being said, all home design and site plans must be submitted to the Architectural Review Committee for approval.

Is there a timeframe to start building?

There is not a start time frame once the lot is purchased.

What are Water and Sewer Hook up fees?

You can find Bigfork water and sewer hook up fees here under the hook up application form <https://bigforkwater.com/all-forms-and-reports>

Is there a minimum and maximum building sq. ft requirement?

There is a 4000 sq. ft maximum and no minimum requirement

How much is the HOA Fee?

\$3000.00 a year

Is there a Transfer Fee?

Future Re-sales will have a transfer fee of 1/2 of 1% of the sales price, paid by the seller. This will go to the Saddlehorn Community Foundation a Montana not-for-profit corporation (a 501(c)(3) public Charity).