PRIVATE ISLANDS INC.

CROMWELL ISLAND

FLATHEAD LAKE, MONTANA

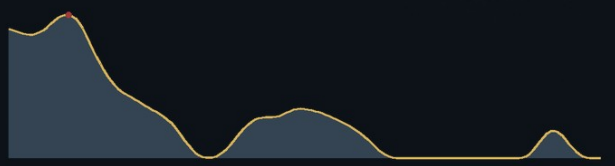


348 ACRES · FREEHOLD

3 MILES OF SHORELINE

47.850°N 114.264°W

ELEVATION — SUMMIT 3,400 FT



THE ESTATE

At a Glance

LOCATION	Flathead Lake, Dayton, Montana
ACREAGE	348 acres
SHORELINE	Approx. 3 miles
THE VILLA	45,000+ sq ft, shell complete
GUEST VILLA	4,700 sq ft, finished
DOCK	5 slips, largest approx. 70 ft

A PALACE AWAITING ITS FINISH

Exterior complete: Montana travertine and limestone, terracotta roof, mahogany windows. Inside, 45,000+ sq ft of free-span shell awaits one owner's vision.

ISLAND VITALS

PRICE
NOT PRINTED

ACREAGE
348 acres

SHORELINE
Approx. 3 miles

VILLA
45,000+ sq ft (shell)

GUEST VILLA
4,700 sq ft, finished

DOCK
5 slips, to ~70 ft

SUMMIT
3,400 ft

TITLE
Freehold (fee simple)

www.privateislandsonline.com/united-states/montana/cromwell-island

REGION — MONTANA

Montana islands are genuinely rare. Ownership is fee-simple freehold, with no state sales tax - and Flathead Lake is the largest freshwater lake west of the Mississippi.





ARRIVAL

From the Air

The approach sets the scale. Cromwell fills the frame: 348 acres of forest, meadow and shoreline rising from the clear blue of Flathead Lake, the stone villa small against the island it crowns. No village, no marina crowds, no neighbouring rooftops. One island, entire and entire unto itself.

THE ISLAND

Meadow, Forest, Shore

About 40 percent of the island is forested, 46 percent grazing land and some 13 percent irrigated, climbing from a shoreline at roughly 2,900 feet to a summit near 3,400 feet at its centre. Nearly three miles of shoreline wrap the whole: rocky points, sheltered bays and long grass running down to the water.

PRIVACY

A World of Its Own

The island sits just south of Dayton on the lake's west shore, about half a mile west of Wild Horse Island, with the mainland a narrow channel away. Close enough for year-round access, far enough that the island's world is its own: resident mule deer, dark skies, and water on every horizon.

348 ACRES · 3 MILES OF SHORELINE · 3,400 FT SUMMIT

THE VILLA

The Villa

Modelled on a 16th-century French estate, the Villa runs to more than 45,000 square feet of stone: Montana travertine and dolomitic limestone over a cast-in-place concrete shell, Ludowici terracotta tile overhead, mahogany windows and doors, twin suspended staircases at the entrance.

THE SHELL

Finished Outside, Open Inside

The exterior is complete; the interior was deliberately left as a free-span shell, so the plan can be drawn fresh rather than inherited. The great hall's arched windows and the raw volume behind them, shown on the back of this brochure, give the measure of the canvas.

THE GUEST VILLA

Ready From Day One

A short walk away, the 4,700 square foot Guest Villa is finished and move-in ready, pictured in the gallery. Owners and guests can live on the island from the day the sale closes while the main house takes shape at whatever pace suits its new owner.

45,000+ SQ FT VILLA SHELL · GUEST VILLA FINISHED & READY







THE ISLAND

Land and Water

Flathead Lake is famous for clarity: over the rocky shallows the water runs from turquoise to deep cobalt, and the lake is renowned for lake trout and whitefish. On land, ponderosa forest gives way to grazing meadow and irrigated ground, with mule deer resident through the seasons and the Mission Mountains holding the southeastern horizon. Two wells serve the island, at 30 and 24 gallons per minute, alongside 30,000 to 40,000 gallons of buried water storage. It is a complete, self-contained landscape: forest, field, shore and open water, all inside one shoreline, all under one ownership.

KNOWN FOR

Believed to be the largest privately owned freshwater island in the western United States under one ownership. An unfinished 45,000 sq ft stone villa. Gin-clear Flathead Lake water. Resident mule deer. Mission Mountain views.

SUMMER HIGH 83°F · WINTER LOW 20°F · LAKE WATER 36–72°F



GETTING THERE

Access

A private mainland ferry landing near Dayton gives year-round access, and the island's own 1961 custom 60-foot ferry barge is included in the sale. The island is also reached by boat, helicopter or seaplane. Glacier Park International Airport is under an hour away by road, Missoula International about an hour and a half, and Glacier National Park is an easy day trip.

UTILITIES

Power, Water, Built In

Three-phase power arrives by submerged cable, backed by a 750 kW Caterpillar generator. Two wells produce 30 and 24 gallons per minute, with 30,000 to 40,000 gallons of water storage buried on the island. Estimated taxes run about $131,075 a year, and the sale is on cash terms.

DISTANCES — STRAIGHT LINE

Dayton 1 mi · Lakeside 12 mi · Polson 12 mi · Glacier Park International Airport 32 mi · Glacier National Park (west entrance) 46 mi

YEAR-ROUND FERRY ACCESS • 5-SLIP DOCK • 750 KW GENERATOR • TWO WELLS

LOCATION

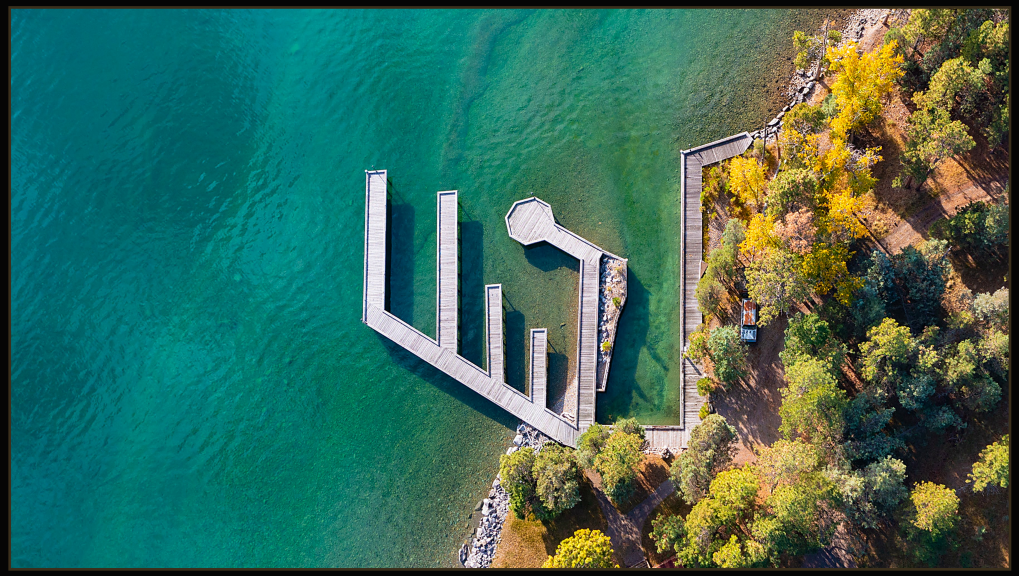
On the Map

FLATHEAD LAKE • LAKE COUNTY, MONTANA



GALLERY

The Estate in Frames











PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

CROMWELL ISLAND

FLATHEAD LAKE, MONTANA

CURRENT PRICE & AVAILABILITY

This brochure carries no printed price, so it can never be out of date. Scan the code or open the live listing for today's price and availability.

www.privateislandsonline.com/united-states/montana/cromwell-island

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