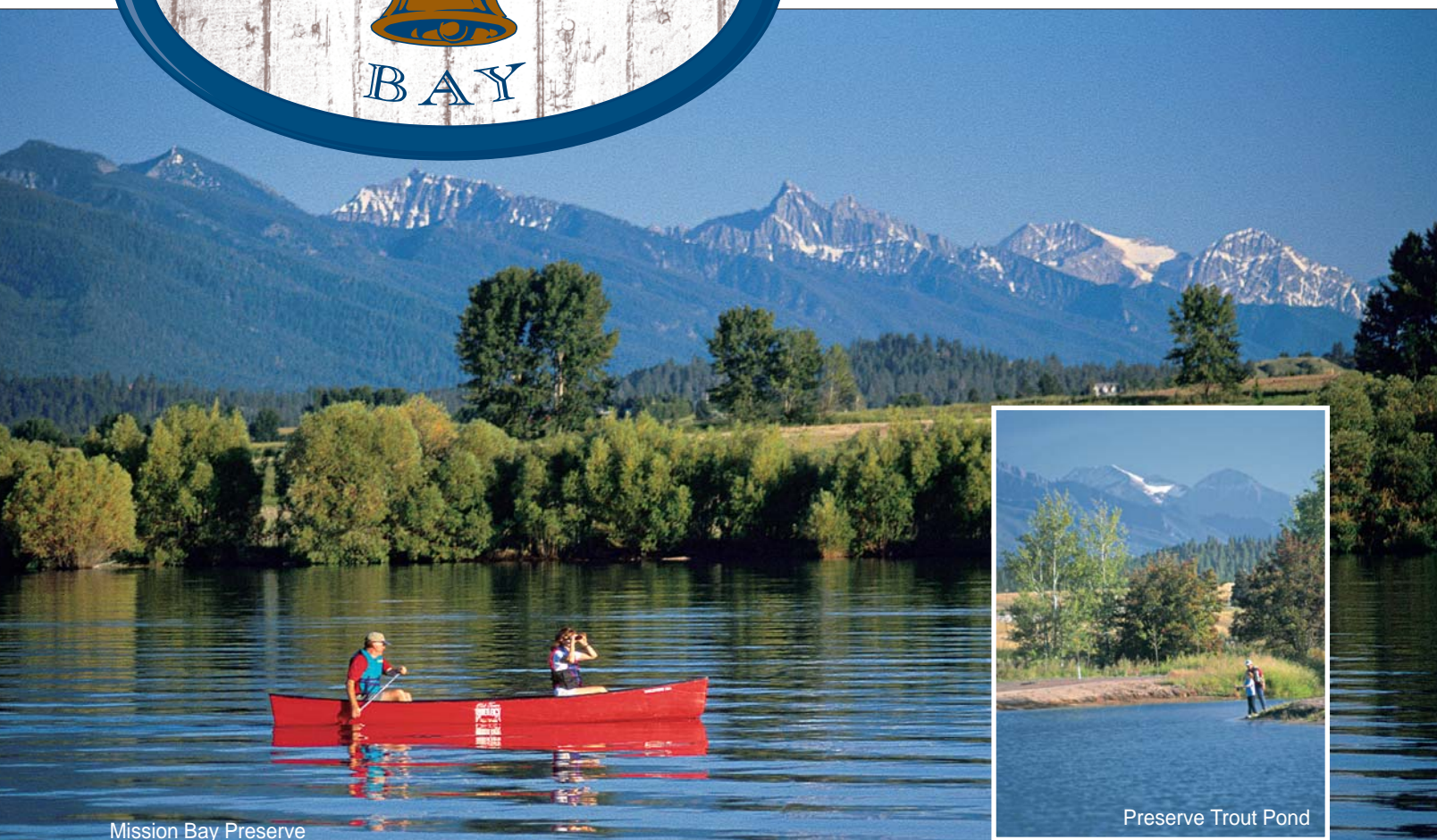


FLATHEAD LAKE LIVING



A hundred years ago, Polson hummed with the comings and goings of the famed Flathead Fleet, an armada of nearly 100 commercial vessels that plied the waters along the 28-mile, glacier-carved Flathead Lake. Although the paddle wheelers, steamboats and logging tugs are long gone, replaced by sailboats, powerboats and pleasure craft of all varieties, there's now an armada of newcomers settling in Flathead Lake's Mission Bay.



Mission Bay Preserve

Preserve Trout Pond

FLATHEAD LAKE LIVING

Lured by the inexhaustible natural resources for hiking, biking, camping, fishing, and skiing between Polson and Whitefish, newcomers are also dazzled by the natural beauty of the area, the West's largest natural freshwater lake and the 10,000-foot peaks of the Mission Mountains. It's all at your doorstep if you live at Mission Bay.

Imagine teeing up along the crystal expanse of Flathead Lake as you challenge the manicured beauty of the 27-hole Polson Country Club that winds its way throughout the Mission Bay community. Picture launching your canoe or kayak from the private beach, casting a line for some lake trout or mackinaw, or heading to the nearby Mission Bay Community Center for a friendly set of tennis, a few laps in the pool, a turn on the elliptical trainer, or a hand or two of cards. Whether your game is tennis, bridge, Mah Jongg, or poker, the Community Center is the place to gather, gab and perhaps plan a dinner with friends on your patio.

Homeowner Barry Flamm, a conservation biologist who spent years with the U.S. Forest Service, lives in a cottage home at Montana Landing, one of the several exclusive designs created within the community. A sea kayaker, Barry likes to explore places "you can't see otherwise" as he plies the waters of some of the 500 lakes and streams in the area.

The newest neighborhood is Mission Bay Village, open to residents this summer. The Village is an entirely new setting created to accommodate the demand for Flathead Lake living at an affordable price. Like all the neighborhoods in Mission Bay, The Village plan stresses the creative use of open space. Homes will have a sense of openness to the surroundings with a series of short courtyards and cul-de-sacs to reduce noise and traffic.



Mission Bay Townhomes



Mission Bay Owners' Beach



6th and 7th at Mission Bay

TOP PROPERTIES

Mission Bay Village offers the all-new Mission Bay Bungalows, quaint and charming residences designed exclusively for Mission Bay. Ranging in size from 1,550 to 1,800 square feet with two floor plans and four elevations, the Bungalow is modeled on the Arts and Crafts style homes so popular in the 1920s. The one-story Bungalows offer affordable Montana lake-living lifestyle to more people than ever seeking a seasonal, vacation or permanent home.

At Mission Bay there are many other choices for home ownership – maintenance-free townhomes, home sites on which to build your custom home and Builder Select homes ready for you and your furnishings, with custom options available.

Adjoining the Mission Bay Golf Community is the Mission Bay Preserve, which has more than half of its 300 acres permanently protected as wetlands and wildlife habitat. It has become a private, scenic retreat for those who want to respectfully enjoy this wondrous land for generations to come. The Preserve offers a variety of ways to enjoy its unspoiled open space, lakeside setting and extraordinary views. You can enjoy canoeing and kayaking from the private beach and dock, casting a line in the three-acre fishing pond, hiking along community trails, or sitting by the lake to observe your wild neighbors — eagles, swans, herons, hawks, and osprey.

In the Preserve are one- to three-acre parcels ideal for a lake estate and one-third to one-acre home sites along “the Ridge”.

Custom designed especially to suit the ambience of the Preserve, the Montana-style Big Sky Cabins capture the distinctive character of Northwest architecture with rock and timber accents and a covered deck and patio.

Wherever you choose to live within Mission Bay, you'll have enviable amenities. There are ten additional golf courses within a 90-minute drive. Because of Polson's mild “banana belt” weather, the course is playable up to ten months a year. Flathead County has been named as a “Number One Four-Season County with Great Golf” by *Golf Digest*. The 1.5 million-acre Bob Marshall Wilderness, Big Mountain Ski and Summer Resort, Blacktail Ski Area, and Glacier National Park are also all within 90 minutes. Mission Bay is within an hour from Kalispell and Whitefish to the north and Missoula to the south, where the University of Montana offers exceptional educational, cultural and entertainment venues.

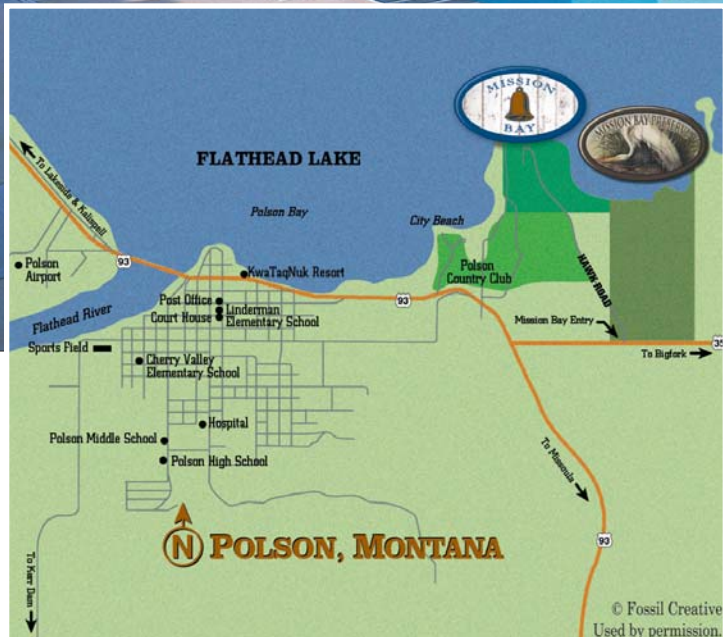
Polson itself is a charming, lakefront town with a pleasant variety of galleries, shops, lakefront parks, playgrounds, restaurants, and markets. Its diverse lifestyle includes art shows, summer theaters, arts and crafts festivals, rodeos, and county fairs. Summer annual events include Cruising by the Bay Classic Car Show, Hoopfest 3 on 3 basketball tournament and The Mack Attack fishing derby. The newly expanded St. Joseph's Hospital and Medical Center provides a broad range of advanced health care and emergency services.



View from Preserve home



Mission Bay Community Center



As new homeowners Scott and Karen Matthews, of Sikeston, Missouri, said as they surveyed their new 2,600-square foot home in the Preserve, “We look forward to sitting out on the patio, hovering over the fire pit and just losing ourselves in the view of the lake, the mountains and the valley.”

We can’t think of a better testament than that.

– By Joanne Williams

– Photos by Michael Javorka, Nighthorse Media, Inc.



Flathead Lake from Mission Bay home

COME VISIT MISSION BAY ON FLATHEAD LAKE



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Mission Mountains soar above Mission Bay