

THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



611 E Peach Street, Bozeman MT 59715

\$1,895,000

Acres: ±

MLS#: 379303

INTRODUCTION

This captivating second-story residence offers a perfect blend of modern luxury and historic charm within 1,855 square feet. Dramatic vertical cladding graces the fireplace wall, drawing the eye towards the 11-foot ceilings and 8-foot window bays that provide views of the Bridger Range and Bozeman's most historic neighborhood. Featuring 2 bedrooms and 2.5 bathrooms, with an additional flex space off the main living area, this residence caters to a variety of lifestyles. Designed for effortless entertaining, the residence boasts an open floor plan with a spacious kitchen that flows seamlessly onto the covered deck off the living area. Sleek Poliform cabinetry and top-of-the-line Thermador appliances complete the picture of modern functionality. Don't miss your chance to own a piece of Bozeman's legacy and experience the best of modern living in a historic setting. With only 12 residences in total at Wildlands, you are sure to immerse yourself in an exclusive downtown location ensuring unparalleled privacy.



FEATURES

Status:	Active	Style:	Contemporary, Custom
Type:	Residential	Year Built:	2023
Sub Type:	Condominium	Beds:	2
View:	Mountains, SouthernExposure, Valley, TreesWoods	Baths:	3
Water Features:	None	Appliances:	Dryer, Dishwasher, Freezer, Disposal, Microwave, Range, Refrigerator, Washer, SomeGasAppliances, Stove
Listing Date:	2022-12-02	Heating/Cooling:	ForcedAir CentralAir
Listing Agent:	EJ Daws of Outlaw Realty		

LOCATION



Address: 611 E Peach Street, Bozeman MT 59715

PHOTOS



[illegible]

The collage features six distinct images:

- Top Left:** A textured wall with a large fern silhouette and a small square light fixture.
- Top Middle:** A wall of vertical wooden slats.
- Top Right:** A modern chandelier with multiple white globe lights on black cords.
- Middle Left:** A close-up of a textured brown surface.
- Middle Right:** A black and white photo of a train on tracks.
- Bottom Right:** A row of five colored glass spheres (blue, white, clear, brown, black) labeled 'BLUE', 'WHITE', 'CLEAR', 'BROWN', and 'BLACK'.

Three interior design mood boards for a bathroom renovation. The first board features a grid of tiles, a round mirror, a wooden vanity, and a potted plant. The second board shows a dark stone wall, a white vanity, and a potted plant. The third board features a white wall, a round mirror, a wooden vanity, and a potted plant.

The image displays a variety of kitchen appliances from the BFGASKY brand, organized in a 3x3 grid. Each appliance is shown with its brand name 'BFGASKY' visible on the front panel.

- Top Row:**
 - Top Left:** A stainless steel gas range with five burners and an oven below.
 - Top Center:** A stainless steel microwave with a control panel on the right side.
 - Top Right:** A stainless steel wall oven with a single door.
- Middle Row:**
 - Middle Left:** A stainless steel second microwave, similar to the first one.
 - Middle Center:** A tall, narrow wine cooler with multiple shelves and a digital display at the bottom.
 - Middle Right:** A stainless steel second wall oven, similar to the first one.
- Bottom Row:**
 - Bottom Left:** A stainless steel refrigerator with its doors open, showing interior shelves and drawers.
 - Bottom Center:** A stainless steel dishwasher with its door open, showing the interior racks.
 - Bottom Right:** A stainless steel front loader with a large circular door.

[illegible]

UNIT FINISHES - KITCHEN



WOOD RANGE HOOD INFORMATION



CORNER ISLAND DETAIL INFORMATION



4" WOOD FLARE CLOSING (2025)

QUARTZ SLAB COUNTERTOPS



ISLAND W/ PASTEL BACKSPLASH



RETRACT PLUMBING FIXTURES (ELEGANT DRINK)



KITCHEN PLUMBING FIXTURES (ELEGANT DRINK)



RETRACT PLUMBING

UNIT FINISHES - POWDER + MUD



POWDER BATH WALL MOUNT FAUCET



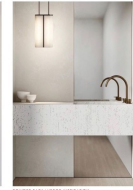
POWDER BATH TOWELBAR



POWDER BATH SINK



POWDER BATH JUMP FOUNTAIN



POWDER BATH MIRROR INFORMATION



POWDER BATH WALLPAPER - OTHER STYLING



POWDER BATH WALLPAPER - OTHER STYLING

BOZEMAN LIFESTYLE™



Bozeman lifestyle is considered one of the most appealing in the West. Bozeman is routinely ranked as one of the best places to live, best places to retire, best place to raise a kid, best place to visit, best ski town, and best college town. Big Sky Resort is also frequently recognized as one of the world's best ski resorts, most affordable ski resort, and best ski resort for families.

Bozeman is known for its friendly people, sense of community, excellent schools and quality of life. The town has a western charm and a relaxed attitude. The Bozeman Quality Of Life index rates very well due to access to Outdoor Recreation, Amusement, Culture, Education, Medical, Religion, Restaurants and Weather. Bozeman has the cultural amenities of a local symphony and ballet, an energetic downtown restaurant and art scene, and the vibrancy of a college community. Located 16 miles north of Bozeman in the Bridger Canyon area is Bridger Bowl, a home-grown, nonprofit community ski area operating since 1955. Big Sky Resort is less than an hour away and is also frequently recognized as one of the world's best ski resorts, most affordable ski resort, and best ski resort for families.

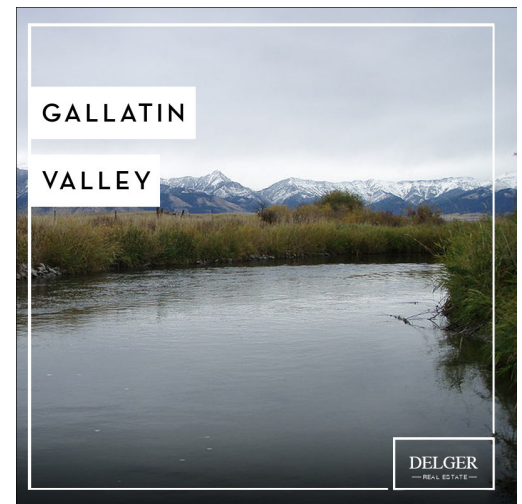
When it comes to outdoor recreation Bozeman is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities.

A world class destination for fly fishing, Bozeman is home to the world's most famous Blue Ribbon fly fishing rivers, spring creeks and lakes on Earth. The Yellowstone, Madison, Gallatin, Jefferson, Beaverhead, and Missouri rivers are all nearby.

Bozeman has 60 miles of "Main Street To Mountains" trail system in town, surrounded by 6.9 million acres of public land.

GALLATIN COUNTY

Located in a sweeping valley in the heart of the Rocky Mountains, Gallatin County is the most populated and fastest growing county in scenic southwest Montana. Gallatin Valley has a rich history. Native Americans referred to this area as the "Valley of Flowers". The name seems appropriate because of the great variety of wild flowers found on the mountainsides as well as in the valley. Gallatin Valley derives its name from the Gallatin River, one of the forks of the Missouri river that rises in Yellowstone Park. The Gallatin river, Jefferson river, and Madison river all merge at the town of Three Forks to form the Missouri River. Lewis and Clark named the rivers on their famous expedition to this part of the world in 1805.



There are approximately 1,682,048 acres (2,500 square miles) in Gallatin County including over 16,500 acres in surface water. Approximately 800,000 acres in Gallatin County are owned by the public and managed by several local and national agencies including the Bureau of Land Management, U.S. Forest Service, National Park Service, Montana Fish Wildlife & Parks, Montana Department of Transportation, Department of Natural Resources & Conservation and various local governments. The U.S. Forest Service is the largest land holder in Gallatin

County, currently managing over 665,000 acres. In addition to the Forest Service, various state departments manage approximately 61,000 acres. The Bureau of Land Management holds just over 9,000 acres and an additional 1,600 acres belongs to local governments. On the southern edge of Gallatin County is Yellowstone National Park. Yellowstone National Park is one of the world's primary wildlife preserves and has the greatest concentration of geysers and hot springs in America. Yellowstone National Park is 2,219,789 acres in size (Larger than Rhode Island and Delaware combined). Over 97,600 acres of Yellowstone National Park is located within Gallatin County.

LUXURY REAL ESTATE EXPERT

Delger Real Estate sold over \$155 Million in Real Estate in 2016-2023. Recognized experts in Internet Marketing and Technology, Delger Real Estate are able to generate maximum exposure for their real estate listings. The result: according to ListHub, Delger Real Estate listings outperform 98% of the market. We encourage you to contact Craig to learn more about real estate in Bozeman and the surrounding areas.

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LOCAL EXPERTISE*



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