

THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



235 Boyd Road, Bozeman MT 59718

\$1,580,000
Acres: ± 1.348
MLS#: 389061

INTRODUCTION

Live green, ride free your eco-friendly haven on a peaceful cul-de-sac, with breathtaking mountain views and room for your horses no HOA, no limits! Plus, an 896 sq. ft. ADU to rent out to help with your mortgage! This charming country farmhouse-style home offers the perfect blend of rural tranquility and modern convenience. With 3 bedrooms and 3 bathrooms, this inviting property sits at the end of a low-traffic street, providing privacy, safety and a peaceful setting. No covenants or HOA give you the freedom to truly make this home your own. Enjoy the beauty of the country lifestyle while being just a short drive from Bozeman. Outdoor enthusiasts will love the easy access to recreational activities. Plus, with no city taxes, you'll enjoy additional savings while living in this ideal retreat. This environmentally-friendly home is a sustainable sanctuary, thoughtfully designed to minimize its impact on the planet. Featuring energy-efficient insulation and windows, along with renewable energy sources like active solar panels and passive solar thermal mass, it promotes both comfort and conservation. Constructed with sustainable materials and non-toxic finishes, it provides a healthy living environment while reducing its carbon footprint. The landscaping, carefully curated with native plants, enhances its seamless integration of modern living and eco-conscious design. Additionally, you get an 896 square foot Accessory Dwelling Unit (ADU) which can be a smart financial investment for homeowners, offering multiple ways to boost income and offset expenses. Renting out the ADU whether as a long-term rental or a short-term vacation stay provides a steady stream of passive income that can help cover mortgage payments, property taxes, or other living expenses. Finally, bring your horses! This property allows up to two horses, with plenty of space to ride and embrace your inner Cowboy or Cowgirl! This is a rare opportunity to enjoy the best of country living with modern convenience all without the restrictions of an HOA or city taxes. Whether you're looking for space to roam, easy access to outdoor adventures, or a peaceful refuge near Bozeman, this home has it all. Come tour this attractive farmhouse and experience its warmth, privacy, and potential see if it feels like home!



FEATURES

Status:	Active
Type:	Residential
Sub Type:	Single Family
Acres:	± 1.348
View:	Farmland, Mountains
Water Features:	None
Listing Date:	2025-04-24
Listing Agent:	Toni Neal of Windermere Bozeman - Downtown

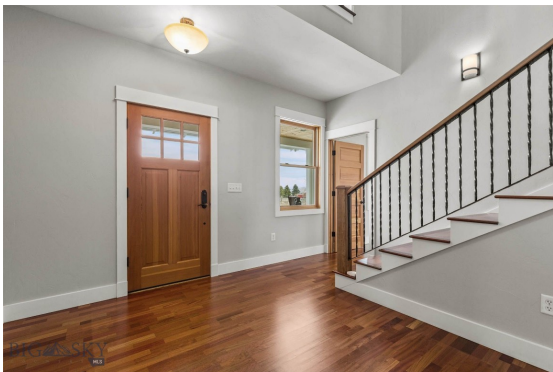
Style:	Craftsman
Year Built:	2005
Beds:	3
Baths:	3
Appliances:	BuiltInOven, Cooktop, Dryer, Dishwasher, Disposal, Microwave, Refrigerator, WaterSoftener, Washer
Heating/Cooling:	HeatPump PassiveSolar RadiantFloor Solar CeilingFans

LOCATION



Address: 235 Boyd Road, Bozeman MT 59718

PHOTOS















BIG SKY

TOTAL: 3435 sq. ft.
 FLOOR 1: 1277 sq. ft. FLOOR 2: 1883 sq. ft.
 EXCLUDED AREA: GARAGE: 471 sq. ft. PORCH: 335 sq. ft. DECK: 96 sq. ft.
 BUT WINDOWS: 8 sq. ft. TERRACE: 13 sq. ft. LOW CEILING: 19 sq. ft.
 OPEN TO BELOW: 40 sq. ft.
 FLOOR PLAN CREATED BY ORIGINAL AND MEASUREMENTS ENTERED INTO MLS BUT NOT GUARANTEED.



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.

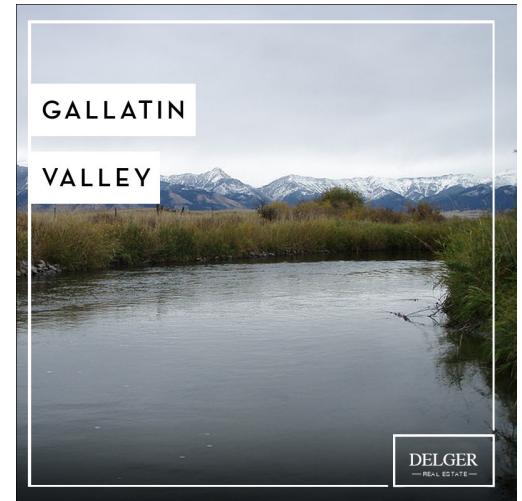
When it comes to outdoor recreation Bozeman is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities.

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.

*POWERED BY INTELLIGENT MARKETING, PROPRIETARY TECHNOLOGY, AND
LOCAL EXPERTISE*



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