

DELGER

— REAL ESTATE —

BOZEMAN MONTANA



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THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



2355 Sawmill Road, Bozeman MT 59715

\$2,895,000
Acres: ± 11.6
MLS#: 390554

INTRODUCTION

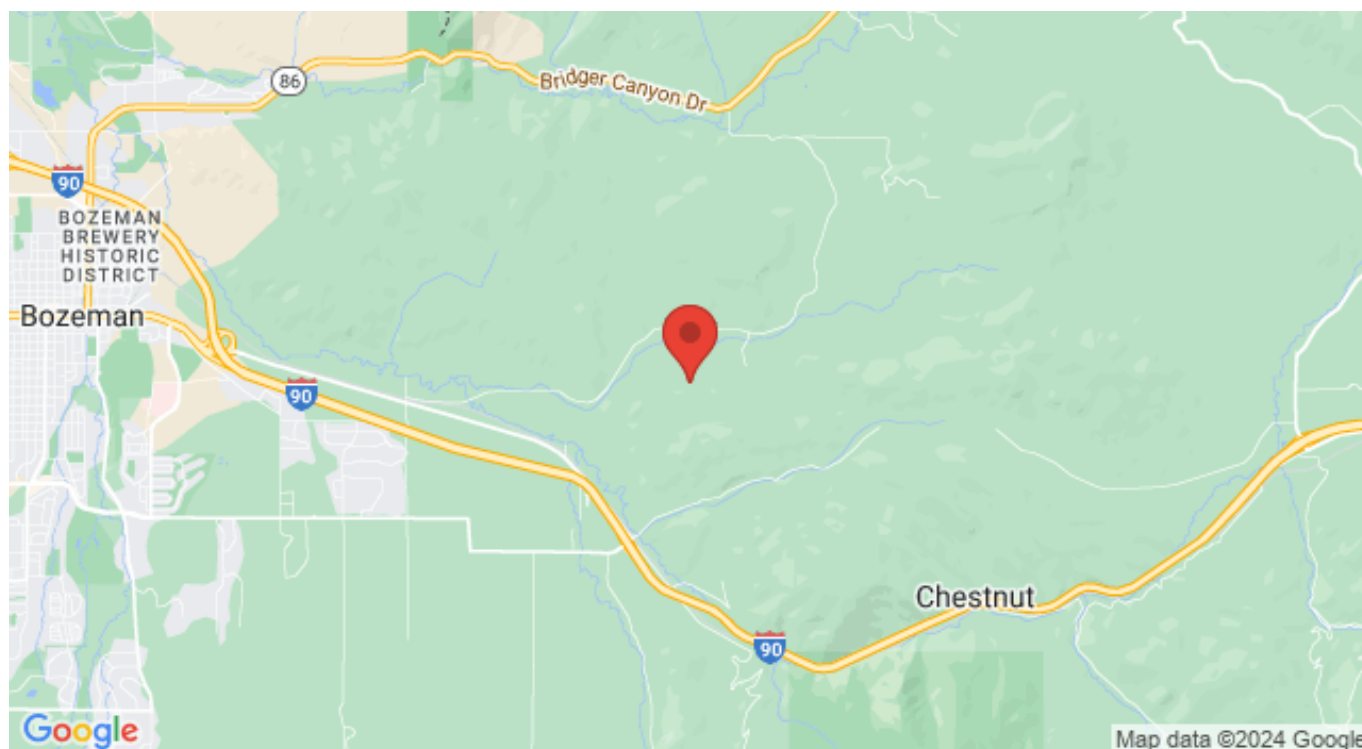
Exquisite Custom Home with Breathtaking Mountain Views at 2355 Sawmill Rd. Discover the epitome of luxury living at 2355 Sawmill Rd, a magnificent custom-built home spanning over 5500 square feet and situated on 11.6 acres of pristine land in the stunning Bridger Mountains. This property offers unparalleled craftsmanship, impeccable design, fresh interior paint throughout and endless views stretching all the way to the valley floor. As you enter this architectural masterpiece, you will be greeted by an atmosphere of grandeur and sophistication. The floor plan seamlessly blends luxurious finishes with a warm and inviting ambiance, creating a space that is both elegant and comfortable. The main living area is a showcase of exquisite design, featuring soaring ceilings, expansive windows, and a centerpiece Tulikivi fireplace that invites relaxation and gathering. The gourmet kitchen is a chef's dream, boasting custom cabinetry, and a center island that serves as a hub for culinary creativity. The lower level features a large office/flex room, 2 bedrooms, bath and offers privacy for you and your guests. With over 5500 square feet of living space, this home offers ample room for both entertaining and everyday living. The spacious bedrooms provide havens of tranquility, while the well-appointed bathrooms exude spa-like luxury. There are 2 primary suites, both spacious and well appointed, and one that features 2 bathrooms. One of the true highlights of this property is the breathtaking mountain and valley views. Step outside onto the expansive deck and you'll be treated to an amazing vista that stretches as far as the eye can see, with the valley floor serving as a stunning backdrop. Situated in the Bridger Mountains, this home offers a secluded and private getaway while still being within reach of Bozeman's amenities and attractions. Outdoor enthusiasts will delight in the proximity to hiking trails, wildlife viewing, and all the recreational opportunities that the Bridger Range has to offer. There is a large 3 car garage with separate storage room. Out back find a 10x14 "bunkhouse" that could be used for a fun play room, or even a separate sleeping quarters. Carpeted and electricity rounds it out. There is an additional 2 story barn that features a lift for easy storage on the second level. Don't miss the opportunity to own this exquisite custom home, where luxury living seamlessly merges with awe-inspiring views. 38 solar panels and privacy galore!



FEATURES

Status:	Active	Style:	Custom
Type:	Residential	Year Built:	2006
Sub Type:	Single Family	Beds:	4
Acres:	± 11.6	Baths:	5
View:	Mountains, Rural, SouthernExposure, Valley, TreesWoods	Appliances:	BuiltInOven, Cooktop, Dryer, Dishwasher, Freezer, Disposal, Refrigerator, Washer, SomeGasAppliances, Stove
Water Features:	None	Heating/Cooling:	Baseboard Electric PassiveSolar RadiantFloor Solar Stove Wood CentralAir, WallWindowUnits
Listing Date:	2023-07-15		
Listing Agent:	Sue Frye of ERA Landmark Real Estate		

LOCATION



Address: 2355 Sawmill Road, Bozeman MT 59715

PHOTOS



















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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