

DELGER

— REAL ESTATE —

BOZEMAN MONTANA



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THIS BROCHURE PROVIDED BY CHRISTY & CRAIG DELGER - BELGRADE REAL ESTATE EXPERTS

Powered by Data, Technology, and Local Expertise



BIG SKY
MLS

716 Green Tree, Belgrade MT 59714

\$530,000

Acres: ± 0.207

MLS#: 390750

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DelgerRealEstate.com

MLS
Information deemed reliable,
but not guaranteed

INTRODUCTION

Just Listed in River Rock Subdivision! Discover the charm of this beautiful 3-bedroom, 2.5-bathroom home nestled on a spacious corner lot, offering ample room to spread out and thrive. As you step inside, you're greeted by a bright and airy open living room with abundant windows, inviting in natural light and creating a warm, welcoming atmosphere. The heart of the home resides towards the rear of the main floor, boasting a cozy dining room and a well-appointed kitchen. The kitchen is equipped with amenities including a microwave, LG refrigerator, gas GE range, and a convenient garbage disposal. Plus, the expansive sliding glass doors seamlessly connect the kitchen to the outdoors, providing the perfect setting for summer BBQs and al fresco dining experiences. Adjacent to the kitchen is a single-car heated garage, offering both convenience and comfort year-round. Venture upstairs to discover the private retreats of the home, including the master bedroom featuring a vaulted ceiling, accompanied by an ensuite master bath and a convenient laundry area. Two additional guest bedrooms and a well-appointed guest bath complete the upper level, providing ample space for family and guests alike. The basement of this home offers endless possibilities, with a partially finished secondary living room awaiting your personal touch. Additionally, the basement is pre-plumbed for a bathroom, offering the potential to easily add another bathroom to suit your needs and preferences. Outside, the fully fenced yard could become your summer oasis, complete with underground sprinklers and featuring 1 double gate and 1 single gate for easy access. The current layout of the yard presents a blank canvas for you to unleash your creativity and design your own outdoor sanctuary. Conveniently located right outside the front door is the school bus stop, providing easy access to the public-school systems, no matter the winter temperatures. Don't miss out on the opportunity to make this stunning home your own and experience the ultimate blend of comfort and convenience in the coveted River Rock Subdivision. Schedule your showing today!



FEATURES

Status:	Pending	Style:	Craftsman
Type:	Residential	Year Built:	2003
Sub Type:	Single Family	Beds:	3
Acres:	± 0.207	Baths:	3
View:	Mountains	Appliances:	Dishwasher, Disposal, Microwave, Range, Refrigerator, WaterSoftener
Water Features:	None	Heating/Cooling:	NaturalGas CeilingFans
Listing Date:	2024-04-14		
Listing Agent:	Tamara Williams of Tamara Williams and Company		

LOCATION



Address: 716 Green Tree, Belgrade MT 59714

PHOTOS



















BELGRADE LIFESTYLE



With a population of about 8,000 people, Belgrade has the amenities and services buyers expect for a town of this size. The Belgrade School District includes Elementary Schools, a Middle School, and a High School. Belgrade neighborhoods and surrounding areas are experiencing significant population growth, with numerous new subdivisions under development. Belgrade, Montana is located just 11 miles to the northwest of Bozeman, Montana making it a desirable location. Many Belgrade Homes for sale have views of the mountain ranges and open land surrounding the Gallatin Valley.

Homes in Belgrade offer convenient access to the Bozeman Yellowstone International Airport, and to the Interstate. Belgrade has a small downtown area with grocery stores, restaurants, and shopping. Belgrade is just over 10 minutes from Bozeman's N 19th Ave shopping district which includes stores like Costco, Target, etc.

When it comes to outdoor recreation Belgrade is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities. Bridger Bowl, a home-grown, nonprofit community ski area operating since 1955 is located 24 miles from Belgrade. Big Sky Resort is 44 miles 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.

The world's most famous Blue Ribbon fly fishing rivers (Yellowstone, Madison, Gallatin, Jefferson, Beaverhead, and Missouri rivers) are all nearby making this area a world class destination for fly fishing. Yellowstone National Park (2.2 million acres) is located 90 miles south of Belgrade, Montana.

The median price of a single family home in Belgrade is 30% lower priced than single family homes in Bozeman and appeals to buyers seeking lower priced real estate, yet still want to be close to the amenities of Bozeman.

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.

BELGRADE REAL ESTATE EXPERTS

CHRISTY DELGER AND CRAIG DELGER LEVERAGE THEIR COMBINED CAREERS IN THE HIGH TECH MARKET TO BRING A SUPERIOR SKILL SET OF MARKET RESEARCH, MARKETING AND CONTRACT NEGOTIATION TO EVERY REAL ESTATE TRANSACTION.

Christy & Craig Delger possess a track record shared by very few real estate professionals. Recognized experts in Internet Marketing and Technology, Christy & Craig Delger are able to generate maximum exposure for their real estate listings. The result: according to ListHub, their listings outperform 98% of the market. Christy and Craig Delger sold over \$155 Million in Real Estate in 2016-2023, making them one of the top performing real estate teams in Montana. Christy & Craig were both born and raised in Montana, have lived in Southwest Montana for over 20 years, and are active members of the local community. We encourage you to contact Christy and Craig to learn more about real estate in Belgrade and the surrounding areas.

POWERED BY INTELLIGENT MARKETING, PROPRIETARY TECHNOLOGY, AND LOCAL EXPERTISE



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