

THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



7015 Bristol Lane, Bozeman MT 59715

\$2,649,950
Acres: ± 0.631
MLS#: 390867

INTRODUCTION

Positioned along the serene shores of a pristine pond on the southside of Bozeman, MT, stands a home that epitomizes comfortable living amidst breathtaking natural beauty. This rare waterfront property, offering over 5000 sqft of living space, perfectly blends with its picturesque surroundings, creating a unique opportunity for waterfront living in the heart of MT. With panoramic views of the Bridger Mtns framing the horizon, this custom-built home provides an immersive experience in waterfront living, a true rarity in Bozeman. As you approach the home, the tranquil surroundings of the Mystic Heights neighborhood & the nearby pond greet you, setting the stage for an idyllic retreat. Stepping through the front door, you're immediately enveloped by the warmth of the inviting rustic, yet sophisticated interior. The expansive floor plan boasts 5 large bedrooms with 4 huge walk-in closets, each designed to offer comfort & privacy for family & guests alike. Throughout, the large windows frame vistas of the pond & mountains, bringing the outdoors in & creating an atmosphere of serenity & connection to nature year-round. The heart of the home features multiple gathering spaces, each centered around its own cozy fireplace. Two interior gas fireplaces provide warmth & ambiance on cooler mornings/evenings, while two wood-burning fireplaces (one interior, one exterior) beckon with the crackle & wood smell of dancing flames. For those who love to entertain, the open kitchen is a dream, equipped with stainless steel appliances, ample counter space, and a spacious island for gathering. Whether preparing a casual meal for family or hosting a lavish dinner party, this kitchen offers everything you need to indulge your culinary passions. However, the most enticing feature of this exceptional home is its direct access to the coveted Mystic Heights pond and the plethora of year-round water activities it offers. Step outside to find your own private beach, where you can lounge in the sun, take a refreshing dip in the crystal-clear waters, or launch a kayak or paddle board for an afternoon float. With endless opportunities for paddling, swimming, or winter ice skating -- every day is an adventure! As the sun sets to the west, casting an alpenglow on the Bridgers, you'll be captivated by the beauty & tranquility of this idyllic retreat. With its unparalleled views & access to outdoor recreation, this bespoke home is truly a masterpiece of comfortable Montana living.



FEATURES

Status:	Active
Type:	Residential
Sub Type:	Single Family
Acres:	± 0.631
View:	Lake, Mountains, Pond, SouthernExposure, TreesWoods
Water Features:	Pond
Listing Date:	2024-04-09
Listing Agent:	PollyAnna Snyder of Engel & Volkers - Bozeman

Style:	Craftsman
Year Built:	1978
Beds:	5
Baths:	3
Appliances:	Dryer, Dishwasher, Disposal, Microwave, Range, Refrigerator, Washer
Heating/Cooling:	Baseboard RadiantFloor CeilingFans

LOCATION



Address: 7015 Bristol Lane, 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

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LOCAL EXPERTISE*



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