

THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



341 Laurel Ranch Road, Bozeman MT 59715

\$2,300,000
Acres: ± 40.02
MLS#: 390991

INTRODUCTION

Welcome to this timeless Montana custom home perfectly set upon 40+ acres at the base of the Bangtail mountains! Take in the seemingly endless stream, meadow and mountain views from the panoramic-like floor to ceiling windows. Located in the Jackson Creek area and a convenient 12+/- miles to Bozeman and 15+/- miles to Bridger Bowl ski area and Livingston, MT. The property features a year round spring, 3 additional seasonal streams and acres of lush and productive hay grounds. The property is fenced on three sides and features two entrances to the property. The spacious 4 bedroom 3 bath custom home with over 2700+ sq ft of garage/shop space is just off of the private road on the lower end of the property. There is a second building site with its own access from a private drive with separate power, well and 4 bedroom septic already installed! The home was built in 2004 and offers open living space, large windows, vaulted wood ceilings with 3 levels of living space. The home features custom knotty alder trim, doors and cabinets, hand scraped birch floors, granite countertops, central vacuum, slate tile, 3-story indoor waterfall feature and a security system. Master and two additional bedrooms on lower level, main living on the second floor, and media room with wet bar plus fourth bedroom on the third level. The master suite features 2 closets, large bathroom with under cabinet lighting, heat lamp, travertine tile shower and private back entrance to the covered patio with hot tub! The other 3 bedrooms feature walk-in closets. The home is also thoughtfully designed with multiple living/flex spaces on each level, radiant floor heat (Viessman Boiler) on the lower and main level, glycol radiant baseboards on the third level and a wood burning stove fireplace in the great room. You will enjoy watching the multitude of wildlife in the area attracted by the main channel of Jackson Creek surrounding the property on two sides. Owner has private access onto the 640 acres of state land which becomes the mountain backdrop to this home to enjoy hunting, hiking and horseback on this semi-private section of state land. Lastly, the 5-door/7 car 2721+/- sq ft garage/shop (including 3 phase power, an RV door & 2 storage closets) there is plenty of room for the toys. A short drive up the road brings you to the Jackson Creek entrance of the Custer Gallatin National Forest for exploring with the side by side, 4 wheelers and snowmobiles. Seller credit for 1 yr home warranty.



BIG SKY
MLS

FEATURES

Status:	Active	Style:	Custom
Type:	Residential	Year Built:	2004
Sub Type:	Single Family	Beds:	4
Acres:	± 40.02	Baths:	3
View:	Meadow, Mountains	Appliances:	Dryer, Dishwasher, Disposal, Microwave, Range, Refrigerator, WaterSoftener, Washer
Water Features:	Creek	Heating/Cooling:	Baseboard RadiantFloor None
Listing Date:	2024-04-23		
Listing Agent:	Joe Duval of Montana Life Real Estate		

LOCATION



Address: 341 Laurel Ranch 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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