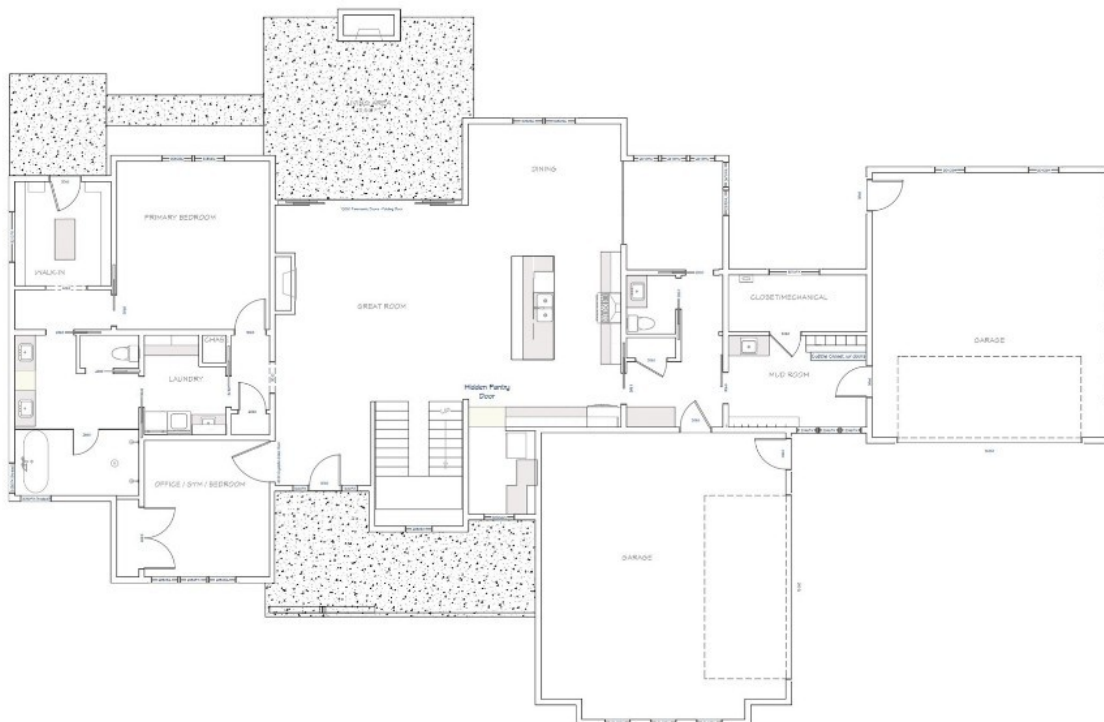




THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise

First Floor



Please note: slight modifications may be present

185 Forest View Drive, Bozeman MT 59715

\$2,550,000

Acres: ± 0.84

MLS#: 391024

INTRODUCTION

Nestled on a 0.84-acre lot on the south side of Bozeman, this magnificent 5 bed, 3.5 bath property offers massive Bridger Mountain views with an unparalleled living experience with a total living space of 4,069 sq ft, thoughtfully divided into a spacious 2,653 sq ft on the first floor and 1,416 sq ft on the second. The custom home provides two (2 car) garages, providing a combined garage space of 1,235 sq ft, ensuring ample room for your automotive collection or hobbies. The entrance sets a tone for sophistication with custom-crafted wood beams in the great room, adding a touch of rustic elegance across the vaulted ceilings. The great room's 48" interior two-story gas fireplace adds warmth and ambiance, while the 15.5' fully opening panoramic glass door lets you bring the outdoors in during beautiful summer days. The contemporary-inspired interior finish package provides incredible upgrades throughout. The kitchen is a chef's dream, outfitted with Thermador appliances, including a 60" wide refrigerator/freezer, a 36" Pro Harmony dual fuel range, and a 30" stainless steel wall oven/microwave combo, among others, making it the heart of this exquisite home. Best of all, you won't run out of kitchen storage, as the walk-in pantry is also equipped with Whirlpool stainless steel pantry refrigerator. The master bedroom is a peaceful oasis. While the master bathroom's under-floor heating, soaker tub, and floor-to-ceiling tile shower promise a spa-like experience. Luxury continues with a master patio prepared for a hot tub (not included) on a concrete slab. Electrical features include a 400 amp service and smart home capabilities for an intuitive living experience. High-speed internet is readily available, ensuring connectivity and convenience. The heating system is equipped with two multi-zone gas furnaces and air conditioners, ensuring comfort across all seasons. The landscaping spans over 12,500 sq ft of sod, beds, and trees, complemented by concrete walkways and a paved asphalt driveway. The garage is not left behind, with electric ceiling-mounted heaters for a cozy environment. Water is provided by an individual well, a reverse osmosis system, and a water softener system. This property is not just a house; it's a lifestyle offering, a testament to luxury, comfort, and unparalleled elegance, waiting to become your new home. (taxes have not been broken out yet)

Second Floor



Please note: slight modifications may be present



FEATURES

Status:	Active	Style:	Custom
Type:	Residential	Year Built:	2024
Sub Type:	Single Family	Beds:	5
Acres:	± 0.84	Baths:	4
View:	Farmland, Meadow, Mountains	Appliances:	BuiltInOven, DoubleOven, Dishwasher, Disposal, Range, Refrigerator
Water Features:	None	Heating/Cooling:	ForcedAir NaturalGas CentralAir, CeilingFans
Listing Date:	2024-04-09		
Listing Agent:	Tamara Williams of Tamara Williams and Company		

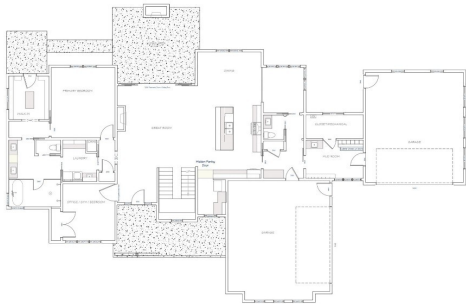
LOCATION



Address: 185 Forest View Drive, Bozeman MT 59715

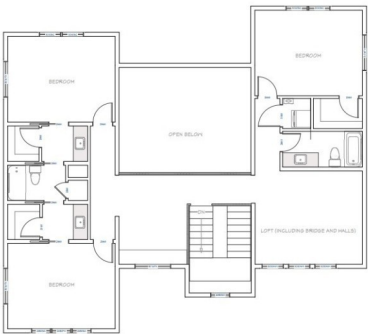
PHOTOS

First Floor



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Second Floor



Please note: slight modifications may be present

Thermador Appliances:
60" wide refrigerator/freezer side-by-side with cabinet panels
36" Pro Harmony dual fuel range with 6 gas burners
30" stainless steel wall oven / microwave combo
Emerald series dishwasher
36" custom hood

Whirlpool stainless steel pantry refrigerator



KITCHEN

- Flooring
- Shaw Expressions Lyric
- Cabinets
- Columbia V112 Rift White Oak Rawhide
 - Black hardware & fixtures
- Countertop
- Sequel Aspen Calda 3CM
 - Waterfall both sides of island
 - Full height splash on both walls (2CM)



Graphics courtesy of Monteriors
Please note there may be slight variations in color, texture, or appearance within the product.



PANTRY

- Flooring
- Shaw Expressions Lyric
- Cabinets
- Wynnbrooke Liberty Rift White Oak Coastal
 - Black hardware & fixtures
- Countertop
- Enigma 3CM



WOOD

- Main Floor (except tile areas)
- Shaw Expressions Lyric
 - Includes Master Bed+Closet, Guest Bed & Sun Room
- **Stairs are open & suspended metal with wood treads



Graphics courtesy of Monteriors
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MASTER BATH

- Flooring
- TileShop Alabastro 12x24 Bianco Matte
 - Brick Set
 - Heated Floors
 - Floor goes under tub
- Shower Pan (dropped pan)
- TileShop Alabastro 2x2 Bianco Matte
- Shower Walls
- TileShop Alabastro 24x48 Bianco Polished/Levigato
 - Horizontal Stack
- Cabinets
- Columbia V112 Rift White Oak Rawhide
 - Black hardware & fixtures
- Countertop
- Enigma 3CM

BIG SKY

CARPET

- Upper Level (except tile areas)
- Shaw Shady Stroll Greige Mist

BIG SKY



BIG SKY



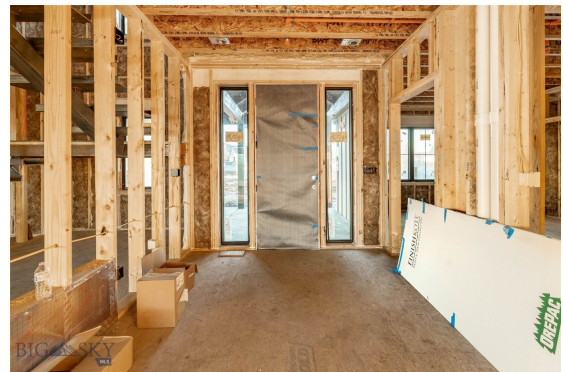
BIG SKY



BIG SKY



BIG SKY















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.

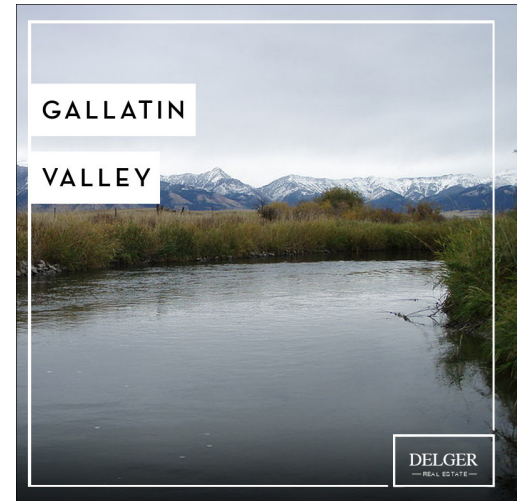
When it comes to outdoor recreation Bozeman is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities.

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*



Craig Delger
BROKER / OWNER
406.581.7504
craigdelger@gmail.com

v1.01-2024-07-27