

THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

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54 Rocky Hollow Trail, Livingston MT 59047

\$6,749,900

Acres: $\pm$ 5

MLS#: 391330

INTRODUCTION

Escape to your ultimate Montana dream home, a sprawling, riverside marvel meticulously crafted by the esteemed collaboration of Lohss Construction and Talus Architects. Every detail, from the architectural brilliance to the curated interior selections by the renowned Gallatin Valley Design Group, reflect an unwavering commitment to luxury and sophistication with options for personalization catering to your specific taste, creating a truly one-of-a-kind opportunity in Paradise Valley. Nestled amidst the tranquil beauty of all that is Montana, this residence boasts an enviable location on the banks of the Yellowstone River and surrounded by the iconic, panoramic vistas of Paradise Valley. A fisherman's paradise, this private stretch of river is not accessible to the public and boasts some of the most epic fishing in the region, with brown and rainbow trout abounding. Whether you're savoring the sunrise over the rippling waters right out your backdoor or basking in the glow of a fiery sunset over the snow-capped peaks, the views are nothing short of breathtaking. Privacy reigns supreme in this idyllic retreat, tucked away at the end of a secluded road and not visible from any public roadway. Yet, convenience is never compromised, as the charming community of Livingston, Montana is only a 15 minute drive, Bozeman is only 30 minutes away, and the renowned Pine Creek area, famous for local music and events, is a short few minutes from the front door. Inside, care was taken to honor the natural beauty of the surrounding landscape with walls of towering windows perfectly positioned to frame the surrounding landscape. The main living area boasts soaring vaulted ceilings, a large chef's kitchen, and a spacious open concept design. The master suite is a sanctuary unto itself, and enjoys multiple walk-in closets, opulent en-suite bathroom, and a private balcony. With four additional en-suite bedrooms, bonus spaces, and multiple outdoor patios, this custom estate is the perfect retreat for entertaining family or friends. Experience the ultimate Montana lifestyle here, where the tranquil beauty of the Yellowstone River meets the unparalleled luxury of modern living. With no restrictive covenants, plans for a backyard pond and guest house are available - the possibilities are truly limitless. Embrace a life of adventure, relaxation, and endless moments of bliss in this fisherman's haven.



FEATURES

Status:	Active	Style:	Custom
Type:	Residential	Year Built:	2025
Sub Type:	Single Family	Beds:	6
Acres:	± 5	Baths:	7
View:	Mountains, Rural, River, CreekStream, Valley, TreesWoods	Heating/Cooling:	None VariesbyUnit
Water Features:	RiverAccess		
Listing Date:	2024-06-07		
Listing Agent:	Charlotte Durham of Big Sky Sotheby's - Bozeman		

LOCATION



Address: 54 Rocky Hollow Trail, Livingston MT 59047

PHOTOS

















LIVINGSTON LIFESTYLE



Livingston, Montana is a historic train town from the late 1880's that has attracted cowboys, ranchers, artists, and the rich and famous who are enamored by the scenery of this area of southwestern Montana. Livingston has been featured in movies like A River Runs Through It, The Horse Whisperer, and numerous TV series and commercials.

Historic Downtown Livingston has lively restaurants and shops, some of which have been around since the late 1800' s. Livingston is known for fly fishing, cross-country skiing, horseback riding, river rafting and numerous museums, art galleries and restaurants.

When it comes to outdoor recreation the town of Livingston is surrounded by four beautiful mountain ranges, and offers the Yellowstone River, Shields River, and numerous stream and spring creeks for an abundance of outdoor activities. Bridger Bowl, a home-grown, nonprofit community ski area operating since 1955 is located 29 miles from Livingston. Big Sky Resort is 68 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. Yellowstone National Park(2.2 million acres) is located 50 miles south of Livingston.

With a population of about 7,000 people, Livingston has the amenities and services buyers expect for a town of this size. Livingston is less than 20 minutes from Bozeman. The Livingston School District includes Elementary Schools, a Middle School, and a High School. The median price of a single family home in Livingston is 18% lower priced than single family homes in Bozeman and appeals to buyers seeking a smaller town, yet still want to be close to the amenities of Bozeman.

PARK COUNTY

Park County, Montana's estimated population is 16,438 with a growth rate of 1.94% in the past year according to the most recent United States census data. Park County, Montana is the 11th largest county in Montana. Park County has a total area of 2,813 square miles (1.8 million acres or 7,290 km²), of which 2,803 square miles (7,260 km²) is land and 10.4 square miles (27 km²) (0.4%) is water. The highest natural point in Montana, Granite Peak at 12,807 feet (3,904m), is located in Park County.



Paradise Valley is a major river valley of the Yellowstone River in southwestern Montana just north of Yellowstone National Park in the southern portion of Park County, Montana. The valley is flanked by the Absaroka Range on the east and the Gallatin Range on the west. The Yellowstone River, one of Montana's Blue Ribbon Trout Rivers, flows through Paradise Valley and is noted for world-class fly fishing in the river and nearby spring creeks such as DePuy Spring Creek. The valley hosts other natural wonders such as several natural hot springs, including Chico Hot Springs near Emigrant, Montana, La Duke Hot Springs near Gardiner, and Hunter's Hot Springs near Livingston. A small part of Yellowstone National Park is located in the extreme southern part of the county.

The northern end of Park County, Montana contains the Shields River Valley. The Shields River is a tributary of the Yellowstone River. It flows west, then south, between the Bridger Range to the west and the Crazy Mountains to the east, past Wilsall and Clyde Park. It joins the Yellowstone approximately 10 mi (16 km) northeast of Livingston, MT.

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 Livingston and the surrounding areas.

*POWERED BY INTELLIGENT MARKETING, PROPRIETARY TECHNOLOGY, AND
LOCAL EXPERTISE*



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