

DELGER
— REAL ESTATE —

BOZEMAN MONTANA



Craig Delger
BROKER / OWNER
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THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



19 units Catamount Street, Bozeman MT 59718

\$10,925,000

Acres: ±

MLS#: 391771

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DelgerRealEstate.com

MLS
Information deemed reliable,
but not guaranteed

INTRODUCTION

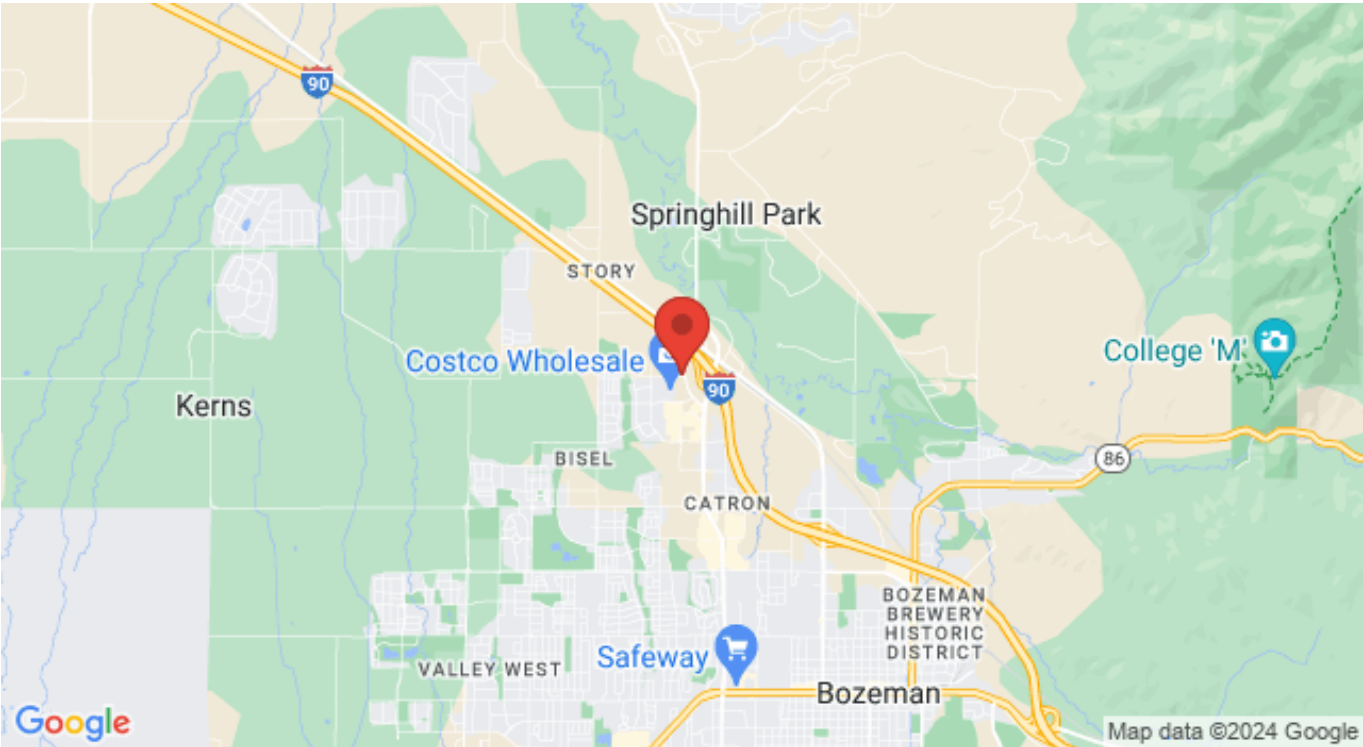
This offering is for the sale and purchase of 19 individual condominiums, that combined together, make up the entirety of Palisade Condo Association. Presently 13 are finished, and the remaining 6 are under construction to be finished mid 2024. Look at the numbers, build quality and finishes and you will quickly see why this is arguably the best value in Bozeman right now! At \$285/sqft (not including the 630'+ Attached oversized heated garage with full paint, trim and shop style sink) these Condos are not only less per square foot than any other condo on the market (as of 4/9/24), Its also roughly 30% below the average cost per square foot of all condos listed under 640K (as of 4/9/24). Located in Cattail Creek just off Bozeman's centralized 19th Street corridor, and only a couple blocks from dining, entertainment, and downtown Bozeman. This remarkable condo is well appointed and architecturally designed. You'll find an abundance of natural light pouring in through the many large windows that also offer commanding views in this open and spacious end-unit, large balcony overlooking the adjacent parklands. With a large open kitchen / living room, with adjacent powder bath, gas fireplace/stove, central air conditioning, Granite countertops, wood cabinets, Rigid Luxury Vinyl Plank wood Flooring, and more. Upstairs you'll find the primary bedroom & bath, additional bedroom, a 3rd non-conforming bedroom/den, and another full bathroom, and laundry area making this very livable for families. The primary bedroom is as nice as they come with a glass enclosed shower with tile surround and large walk-in closet with built-ins. This truly is a unique, and upscale offering that lives more like a house than a condo combining functionality, detail, upgraded finishes, & exceptional build quality. Don't wait until this offering is gone! Photos may be of a similar model.



FEATURES

Status:	Active	Style:	Contemporary
Type:	ResidentialIncome	Year Built:	2022
Sub Type:	MultiFamily	Appliances:	Dryer, Dishwasher, Disposal, Microwave, Range, Refrigerator, Washer, SomeGasAppliances, Stove
Water Features:	None	Heating/Cooling:	ForcedAir CentralAir
Listing Date:	2024-05-02		
Listing Agent:	Chris Awe of PureWest Christie's Int'l Real Estate - Belgrade		

LOCATION



Address: 19 units Catamount Street, Bozeman MT 59718

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.

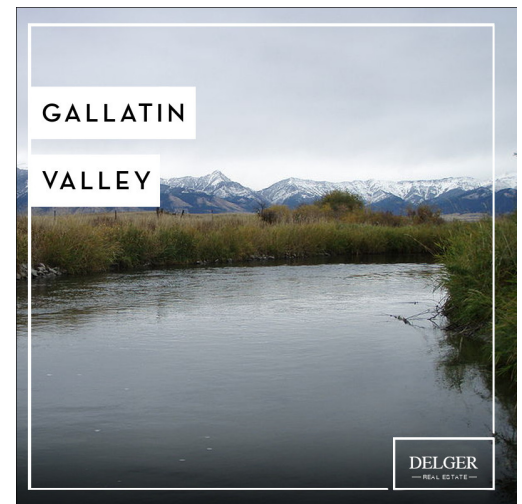
When it comes to outdoor recreation Bozeman is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities.

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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