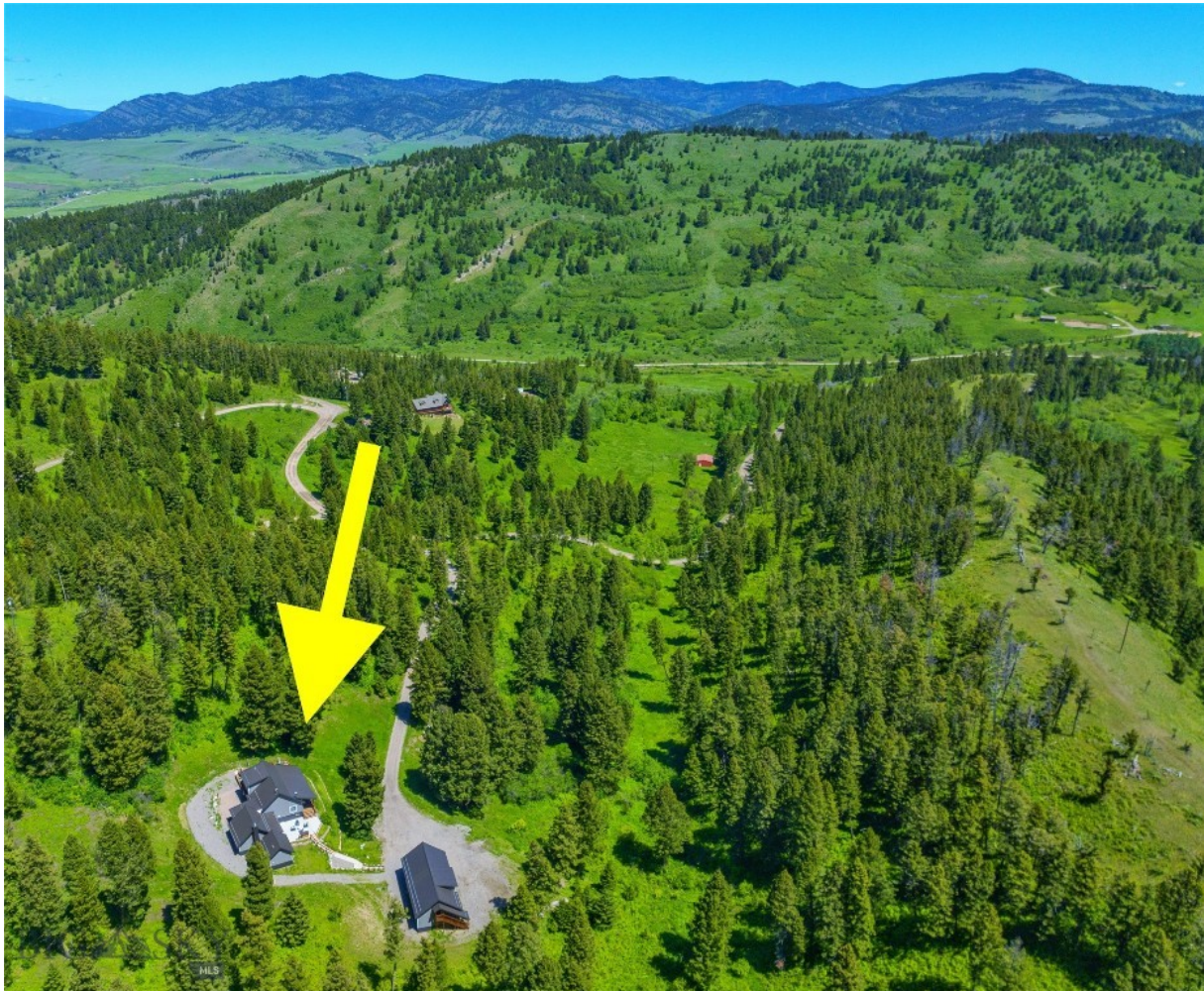


THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



420 Colt Road, Bozeman MT 59715

\$1,279,000
Acres: ± 10.8
MLS#: 391780

INTRODUCTION

ABSOLUTELY EPIC IN THE TREES home on almost 11 acres! There are only a couple hundred homes in the trees in all of Bozeman so be one of the few that possess a dying breed. Subdivision rules are making it difficult if not impossible to create new 10 acre parcels in Montana and this is one of the most beautiful you will find. Imagine yourself driving through the rocky mountains and then entering your private tree lined entrance which meanders through your property to your home set in and surrounded by the privacy of trees. You are greeted by a charming home and extensive porches and outdoor decks partnered by a giant detached garage with heated shop space/office with potential ADU above (unfinished apartment). WILDLIFE GALORE AT THIS LOCATION! This home has THREE PRIVATE SUITES with bathrooms. The front porch has new cable railings and a luxury glass front door. As you enter the home you are greeted by the SOARING ceilings and open living area with REAL WOOD burning fireplace and half log flying staircase. To the back of the home you have a DEN/OFFICE area and massive master suite with vaulted ceilings and fireplace. Upstairs the flying log staircase leads to a bedroom, bathroom and private deck. Downstairs the elegant Library bedroom has its own bathroom and views of the forest over the front cabled deck. Newer high end metal roofs on all buildings with extensive snow guards. Located only 32 minutes to BRIDGER BOWL, 24 minutes to BOZEMAN MAIN STREET, 26 minutes to LIVINGSTON MAIN STREET and only 76 minutes to the entrance of Yellowstone National Park! You won't be disappointed by the wildlife, starry nights or cool mountain temperatures even in the summer when most of Bozeman is sweating. This escape sits high above most of Bozeman at the edge of the Valley so you will enjoy true snowy winters even when Bozeman lacks snow and cooler temperatures in the summer. Everyone wants a high mountain treed property in Bozeman but the truth is there just aren't many available as most of Bozeman is on the plains. You won't have to go anywhere to see elk, moose, fox, deer or turkeys just sit on one of your 3 decks and wait! If your dream is a private treed driveway to a forest home in the rocky mountains of Montana this is it! PLEASE NOTE: the video is from before interior painted and upstairs loft enclosed. The images posted are the way interior looks now.



FEATURES

Status:	Active
Type:	Residential
Sub Type:	Single Family
Acres:	± 10.8
Water Features:	Seasonal, Stream
Listing Date:	2024-05-04
Listing Agent:	Michael Green of eXp Realty, LLC

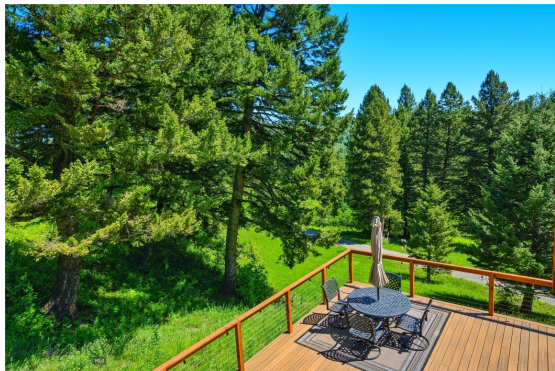
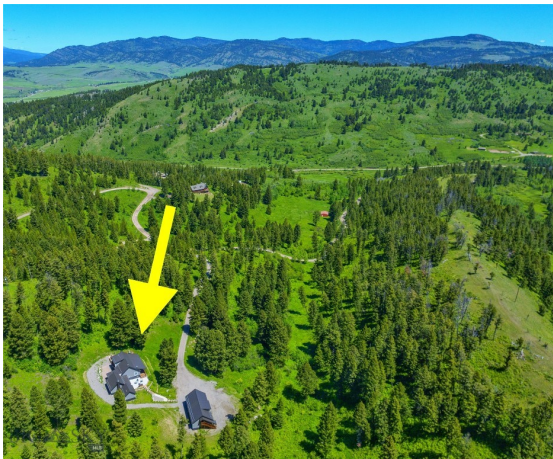
Year Built:	1998
Beds:	3
Baths:	3
Heating/Cooling:	ForcedAir Propane CeilingFans

LOCATION



Address: 420 Colt 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.

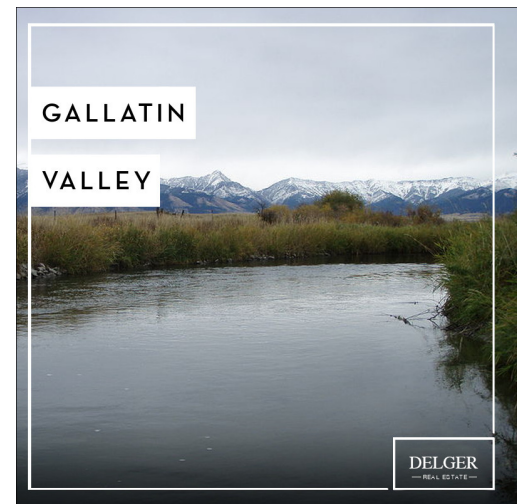
When it comes to outdoor recreation Bozeman is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities.

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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