

DELGER

— REAL ESTATE —

BOZEMAN MONTANA



Craig Delger
BROKER / OWNER
406.581.7504

THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



1698 Ryun Sun Way, Bozeman MT 59718

\$1,350,000

Acres: ± 0.23

MLS#: 392478

DELGER
— REAL ESTATE —
BOZEMAN MONTANA

DelgerRealEstate.com

MLS
Information deemed reliable,
but not guaranteed

INTRODUCTION

Come home to this luxurious, like-new Ryun Sun home, located directly across from the 100-Acre Regional Park. Expansive Bridger Mountain views await a functional and spacious floorplan makes everyday living and entertaining a breeze. Enjoy the option for up to 6-bedrooms. The covered front porch and modern farmhouse style exteriors welcome you in. Upgraded finishes and features throughout including central A/C, high-end window treatments (many motorized) and lighting, engineered oak flooring on main, stairs and upstairs landing, tile flooring in baths, quartz counters, laminate cabinetry, upgraded internet networking. The vaulted great room features living area with gas fireplace, ample dining space and a chefs kitchen. The kitchen features quartz counters, laminate cabinetry, tile backsplash with under cabinet lighting, large pantry, dining bar and stainless appliances including gas range with vented hood. Double sliding doors open to the covered back patio making for perfect indoor outdoor living. The restful, main-level primary suite features patio and hot tub access, a large walk-in closet with built in storage and a luxurious primary bath with soaking tub, twin sink vanity with quartz, curbless twin head tile surround shower and private lavatory. A second junior suite bedroom or corner office on main shares access to a bath with curbless tile shower and euro glass door. Upstairs features three additional bedrooms with plentiful windows and a fourth bedroom/bonus room with excellent natural light. A hall bath with quartz counters, twin sinks and doored tub and toilet area services the upstairs. Laundry on main doubles as a mud room featuring plentiful storage washer/dryer convey. Plentiful windows and outdoor spaces allow for watching the ever-changing Montana skies from the comfort of the home. A fenced and landscaped backyard features an extra-large patio with upgraded hot tub. A 3-car, 921 sq ft attached garage with additional extra deep 3rd bay is finished and heated the perfect location for staging all your Montana adventures from. Super convenient location features easy amenity to the trails and parks of the neighborhood and also the regional park. Just minutes to shopping, grocery stores, restaurants, medical services and additional amenities. 10 minutes to historic downtown Bozeman, 30 minutes to Bridger Bowl. 15 minutes to blue ribbon fly-fishing and river recreation, 55 minutes to Big Sky. Dont miss the 360 3D Matterport Tour!



FEATURES

Status:	Contingent
Type:	Residential
Sub Type:	Single Family
Acres:	± 0.23
View:	Mountains, Valley
Water Features:	None
Listing Date:	2024-05-24
Listing Agent:	Marcie Hahn-Knoff of Knoff Group Real Estate

Style:	Craftsman
Year Built:	2021
Beds:	6
Baths:	3
Appliances:	Dryer, Dishwasher, Disposal, Microwave, Range, Refrigerator, Washer, SomeGasAppliances, Stove
Heating/Cooling:	ForcedAir NaturalGas CentralAir

LOCATION



Address: 1698 Ryun Sun Way, 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



Craig Delger
BROKER / OWNER
406.581.7504
craigdelger@gmail.com

v1.01-2024-07-02