



THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

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14 Little Bunny Lane, Livingston MT 59047

\$1,049,000

Acres: ± 4.591

MLS#: 392540

INTRODUCTION

50,000 PRICE REDUCTION .Welcome to this beautiful 2,600 SQFT home located in the middle of the sought after Paradise Valley and a stones throw away from the Yellowstone river. 18 miles from Livingston MT and 35 miles to Yellowstone national Park. Home sits on 4.5 acres with irrigation rights. This 4 bed 2 full bath has been totally renovated inside and out. Home could be turnkey and is move in ready. A charming covered front porch greets you as you enter the home into a slate flooring entry way. Open floor plan includes a completely remodeled kitchen with maple cabinetry, quartz counter tops, stainless steel appliances, and granite composite sink. The large picture windows in the living room take in the gorgeous views of the Absaroka range and the dominant Emigrant Peak. The living room also boasts a Tulikivi Stove for heat and ambience during those cold Montana nights The dining area overlooks the wood deck with a lighted pergola for the outdoor entertaining and enjoying the Paradise Valley views. There are 4 Bedrooms all with walk in closets, and 2 full bathrooms featuring quartz counter tops and porcelain tile flooring. There is also an extra room for home office, a walk in pantry, and laundry room with a new hot water tank. the new flooring and carpet was installed in 2023. A second foyer entrance connects the newly constructed 28x30 attached and heated 2 car garage which also includes a 600 sqft loft that can be used as additional sleeping space for guests, artist studio, home workout room, or home game room. The exterior was not left out in the renovation and features no maintenance oxidized Douglas fir siding, fresh paint, and brand new gutters. To finish the total makeover a new roof was installed in 2022. Septic tank has been serviced in 2021 and there is a wooded storage shed also on the property. This nicely appointed home sits 1 hr from the Bozeman airport and is easy year round access. There are multiple river access points and several public trailheads within minutes of this home for the unmatched recreational opportunities that Montana and the Paradise Valley offer. Must see to appreciate so call and set up a showing today. You wont be disappointed. This home could be sold completely furnished aside from a few personal items the sellers want to keep.



FEATURES

Status:	Active	Style:	Custom, Ranch
Type:	Residential	Year Built:	2005
Sub Type:	Single Family	Beds:	4
Acres:	± 4.591	Baths:	2
View:	Farmland, Mountains, River, CreekStream, Valley	Appliances:	Dryer, Dishwasher, Disposal, Microwave, Range, Refrigerator, Washer
Water Features:	Seasonal	Heating/Cooling:	ForcedAir Propane NaturalGas CentralAir, CeilingFans
Listing Date:	2024-05-22		
Listing Agent:	Kipp Saile of Small Dog Realty		

LOCATION



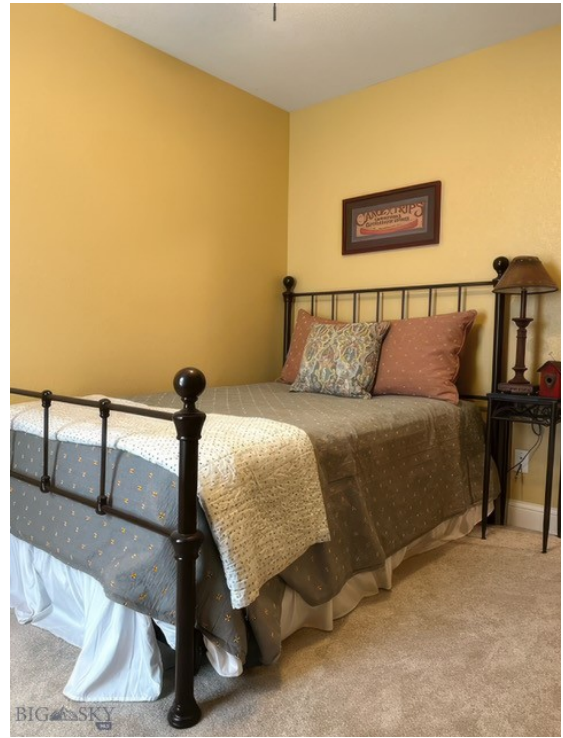
Address: 14 Little Bunny Lane, Livingston MT 59047

PHOTOS

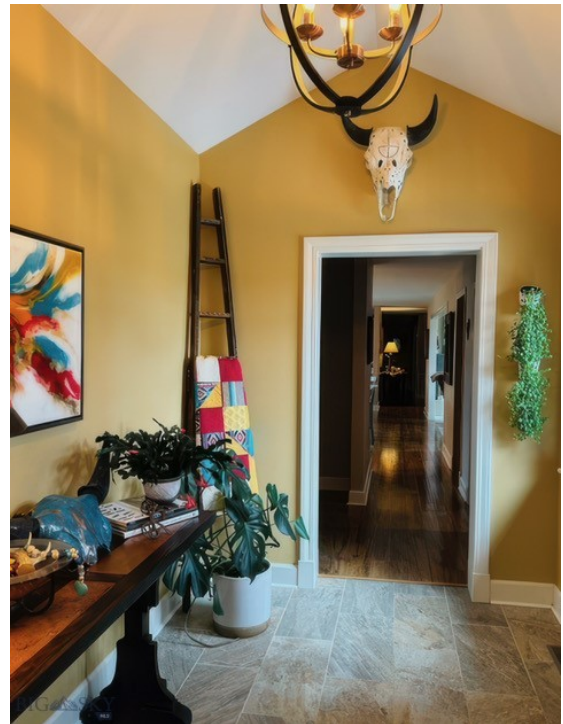












LIVINGSTON LIFESTYLE



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.

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LOCAL EXPERTISE***



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