

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



7256 S 3rd Avenue, Bozeman MT 59715

\$1,495,000

Acres: ± 5

MLS#: 393043

INTRODUCTION

Escape to your own mountain sanctuary! Nestled on 5 acres at the mouth of Leverich Canyon, this spectacularly sited, single owner OSM built home features gated access and seclusion, yet enjoys the convenience of being just 15 minutes from MSU and the amenities of Bozeman. Sold furnished and turn-key, the home is surrounded by the tranquil mountain forest with abundant wildlife viewing and recreation right outside door. Located on the hillside, the house features double height JeldWen windows on the main living level with views towards the Bridger Mountains, framed by pine forest. Natural rough sawn wood exterior with metal roof and cedar deck blends the structure into the surrounding mountain setting. Wrap around deck on the main level allows for the perfect summer entertaining space and location for outdoor relaxation. The welcoming entry features a wall of rough sawn wood, in floor concrete radiant flooring. The vaulted great room with wood ceiling features excellent natural light, beautiful views to the forest and flexibility of furniture layout. The chefs kitchen features paperstone counters, alder cabinetry, upgraded stainless steel appliances, dining bar and tons of cabinetry storage and counter space. A Bosca wood stove keeps the space cozy in winter. Natural wood doors, wood built-ins and wood trim can be found throughout the home. A primary suite on main features a rich wood ceiling, a restful reading nook, walk in closet and full bath with twin sinks and extra deep tub. Downstairs, the daylight walk-out lower level features a second bedroom with corner windows, a second living room which could be used as a 3rd bedroom and a full tile bath with euro glass door and modern vanity. Laundry room with Speed Queen appliances and utility sink accesses a conditioned additional storage area. The lot is natural forest making for easy maintenance of the land get out and enjoy your summer without having to mow the lawn! 3-bedroom septic allows for expansion. Covered carport and outside wood storage area. No known covenants - Hyalite RR-5 zoning. Travel on public easement right from the door to public lands for hunting, hiking, mountain biking, cross country skiing and other recreation. Just 15 minutes to shopping, dining, medical and amenities in Bozeman 40 minutes to Bridger Bowl and Crosscut. 1 hour to Big Sky Resort. 30 minutes to Yellowstone International Airport. 25 minutes to blue ribbon fly-fishing. Dont miss the 360 VR Matterport Tour!

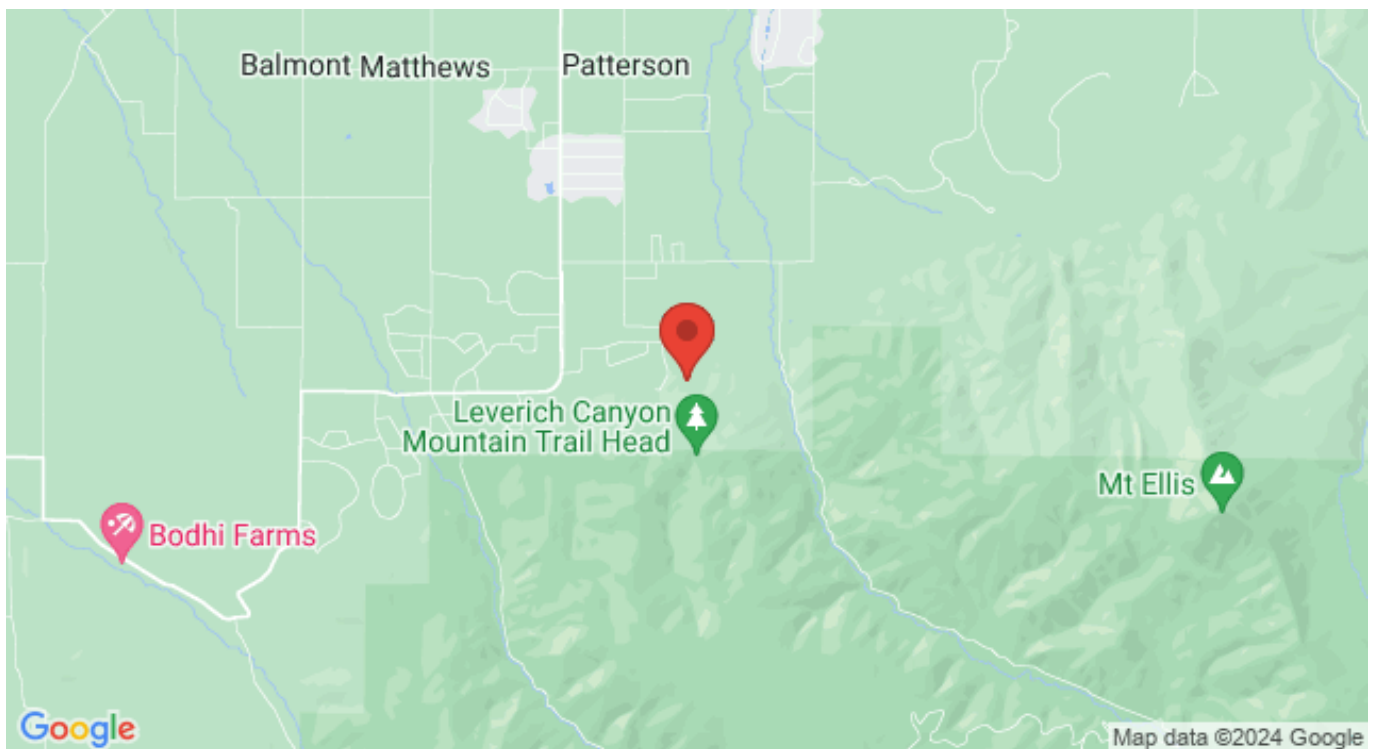


FEATURES

Status:	Active
Type:	Residential
Sub Type:	Single Family
Acres:	± 5
View:	Mountains, Valley, TreesWoods
Water Features:	None
Listing Date:	2024-06-12
Listing Agent:	Marcie Hahn-Knoff of Knoff Group Real Estate

Style:	Contemporary
Year Built:	2012
Beds:	2
Baths:	2
Appliances:	BuiltInOven, Cooktop, Dryer, Dishwasher, Microwave, Refrigerator
Heating/Cooling:	RadiantFloor Wood CeilingFans

LOCATION



Address: 7256 S 3rd Avenue, Bozeman MT 59715

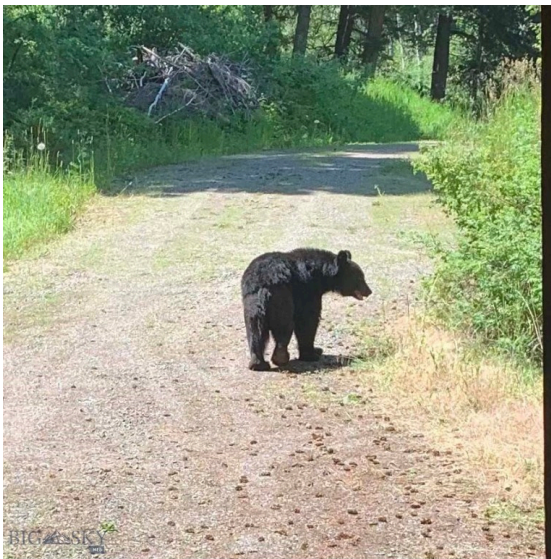
PHOTOS





















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.

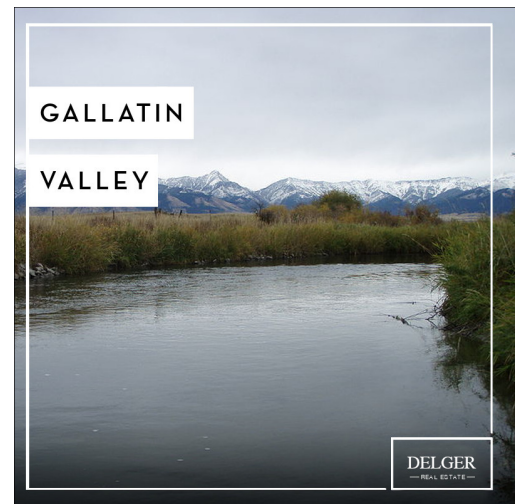
When it comes to outdoor recreation Bozeman is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities.

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



Craig Delger
BROKER / OWNER
406.581.7504
craigdelger@gmail.com

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