

THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



1600 E Baseline Road, Belgrade MT 59714

\$1,150,000
Acres: ± 1.094
MLS#: 393895

INTRODUCTION

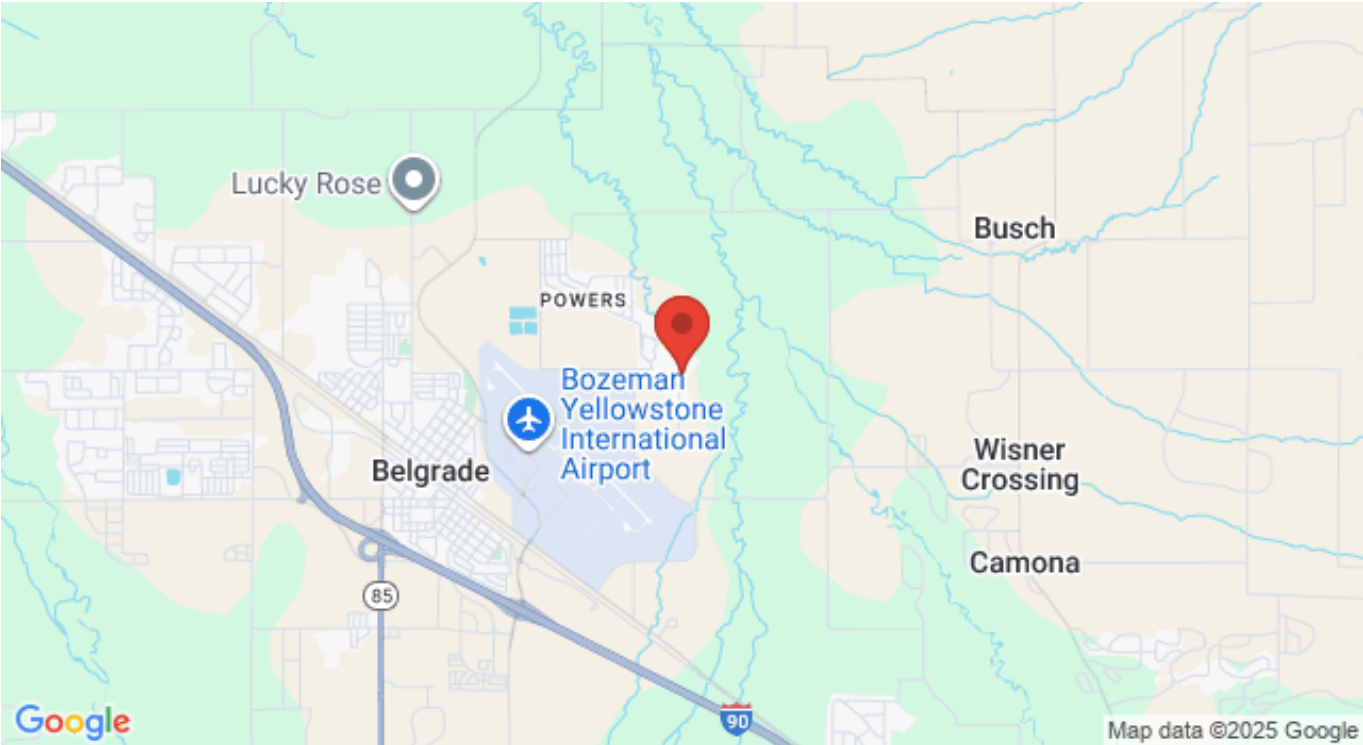
SELLER MOTIVATED!! \$10k Concession to Buyer!! Welcome to your dream home at 1600 E Baseline Rd, Belgrade, MT! This stunning property offers the perfect blend of modern convenience and rustic charm, situated on a spacious 1.09-acre lot with no covenants. Step inside to discover 2,447 sq ft of beautifully updated living space, featuring 3 bedrooms and 2 bathrooms. The heart of the home is the modern kitchen, boasting gorgeous quartz countertops, soft close cabinets and drawers, a convection oven, top-tier appliances, and sleek finishes, perfect for culinary enthusiasts. With 36-inch doors throughout the house, this home is wheelchair friendly. The open floor plan with 9-foot ceilings creates an airy and inviting atmosphere. This property is equipped with a new high-efficiency furnace, pellet stoves, and central air conditioning ensuring comfort and convenience from day one. For those who appreciate unique features, the hidden gun closet offers a touch of security and surprise. In addition to the main residence, the property includes a 40x48 shop, ideal for hobbies, storage, or a workshop. The shop has an air compressor, a paint shop, and a bathroom, making it a perfect setup for car enthusiasts or those looking to run a potential commercial business. The shop is insulated with spray foam and features an on-demand water heater for your convenience and efficiency. Attached to the shop is 1925 square feet that provides additional living space for guests, extended family, or office spaces for your business. RV storage and dump station located near the shop. Enjoy the serene Montana lifestyle with plenty of outdoor space with a granite fire pit, a large yard, and space for gardening, recreation, or simply relaxing and taking in the beautiful mountain views from your hot tub. Enjoy your covered patio with TV and sound system for those fall football backyard parties. The lack of covenants gives you the freedom to personalize and utilize your property to its fullest potential. Don't miss out on this rare opportunity to own a piece of Montana paradise. Schedule a viewing today and experience the perfect blend of comfort, style, and versatility at 1600 E Baseline Rd, Belgrade, MT.



FEATURES

Status:	Contingent	Style:	ModularPrefab
Type:	Residential	Year Built:	2015
Sub Type:	Single Family	Beds:	3
Acres:	± 1.094	Baths:	2
View:	Mountains	Appliances:	Dryer, Dishwasher, Disposal, Microwave, Range, Refrigerator, WaterSoftener, Washer
Water Features:	None	Heating/Cooling:	Propane NaturalGas Stove CentralAir, CeilingFans
Listing Date:	2024-07-11		
Listing Agent:	Dana Jenkins of eXp Realty, LLC		

LOCATION

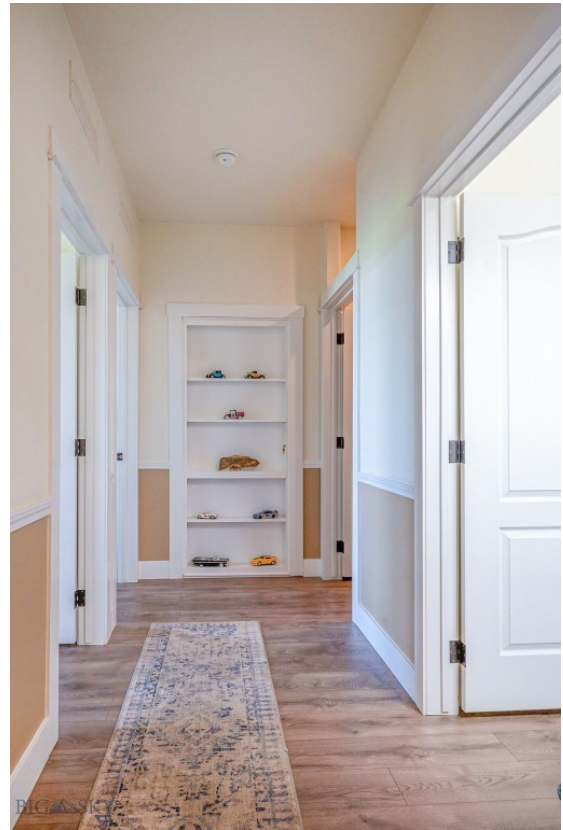


Address: 1600 E Baseline Road, Belgrade MT 59714

PHOTOS



















BELGRADE LIFESTYLE



With a population of about 8,000 people, Belgrade has the amenities and services buyers expect for a town of this size. The Belgrade School District includes Elementary Schools, a Middle School, and a High School. Belgrade neighborhoods and surrounding areas are experiencing significant population growth, with numerous new subdivisions under development. Belgrade, Montana is located just 11 miles to the northwest of Bozeman, Montana making it a desirable location. Many Belgrade Homes for sale have views of the mountain ranges and open land surrounding the Gallatin Valley.

Homes in Belgrade offer convenient access to the Bozeman Yellowstone International Airport, and to the Interstate. Belgrade has a small downtown area with grocery stores, restaurants, and shopping. Belgrade is just over 10 minutes from Bozeman's N 19th Ave shopping district which includes stores like Costco, Target, etc.

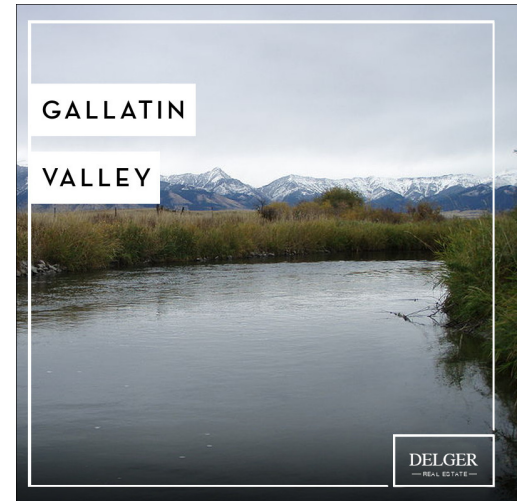
When it comes to outdoor recreation Belgrade is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities. Bridger Bowl, a home-grown, nonprofit community ski area operating since 1955 is located 24 miles from Belgrade. Big Sky Resort is 44 miles away and is also frequently recognized as one of the world's best ski resorts, most affordable ski resort, and best ski resort for families.

The world's most famous Blue Ribbon fly fishing rivers (Yellowstone, Madison, Gallatin, Jefferson, Beaverhead, and Missouri rivers) are all nearby making this area a world class destination for fly fishing. Yellowstone National Park(2.2 million acres) is located 90 miles south of Belgrade, Montana.

The median price of a single family home in Belgrade is 30% lower priced than single family homes in Bozeman and appeals to buyers seeking lower priced real estate, yet still want to be close to the amenities of Bozeman.

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 Belgrade and the surrounding areas.

*POWERED BY INTELLIGENT MARKETING, PROPRIETARY TECHNOLOGY, AND
LOCAL EXPERTISE*



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v1.01-2025-09-17