

DELGER

— REAL ESTATE —

BOZEMAN MONTANA



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THIS BROCHURE PROVIDED BY CRAIG DELGER - BOZEMAN REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



1107 S 5th, Bozeman MT 59715

\$995,000

Acres: ± 0.246

MLS#: 394064

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INTRODUCTION

Living in the historic district of southside Bozeman offers a different energy, the bells at Montana Hall, culture at Montana State University and a block of longtime neighbors. The trees are mature and each house you see has an historic architecture. This home was built in 1940 and lovingly maintained and updated over the years. This property offers one level living with auxiliary space in the lower level and a 3/4 bath. The rooms fillwith light through the many Pella windows which are shaded with Hunter Douglas blinds. The floorplan flows well from the living room into the dining room and kitchen with an overview of the sunken family room. There is so much character that is timeless.The kitchen and laundry has Chinese slate floors with fern imprints and Avonite countertops. The bedrooms are on the backside of the house and consist of a Primary ensuite with dual sinks, tub overlooking the backyard and a steam shower, all marble. The bedroom has 2 sets of closets and is very spacious. There are 2 more bedrooms, one that opens to the backyard. The full guest bath resides between them and still adorns its 40's charm. The living room is also spacious and has a gas fireplace and a wall of windows. Off of the back of the house is the fenced backyard with an exposed aggregate patio, natural gas plumbed grill, and mature landscaping creating a private oasis. Mature raspberries surround the back yard on three sides and on the north side of the home. A large two-car garage with abundant storage on the sides and work bench in front are unusual for Southside Bozeman. There is additional off-street parking both in front (2 spaces) and in back (2 plus camper/boat parking in university restricted parking. There is a Reverse Osmosis water system, water softener, air conditioning and radon mitigation. The home has just received a new roof on the house and garage, along with a new electrical box. If you appreciate being able to mow and trim the lawn in 20 minutes so you have more time to hike, fish, ski, or bike in the mountains, this might be the home for you! Yellowstone Fiber available for blazing fast internet.



FEATURES

Status:	Contingent
Type:	Residential
Sub Type:	Single Family
Acres:	± 0.246
View:	TreesWoods
Water Features:	None
Listing Date:	2024-07-13
Listing Agent:	Courtney King of Engel & Volkers - Bozeman

Style:	Ranch
Year Built:	1940
Beds:	3
Baths:	3
Appliances:	Dryer, Dishwasher, Freezer, Disposal, Microwave, Range, Refrigerator, WaterSoftener, Washer
Heating/Cooling:	ForcedAir NaturalGas CentralAir, CeilingFans

LOCATION



Address: 1107 S 5th, 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.

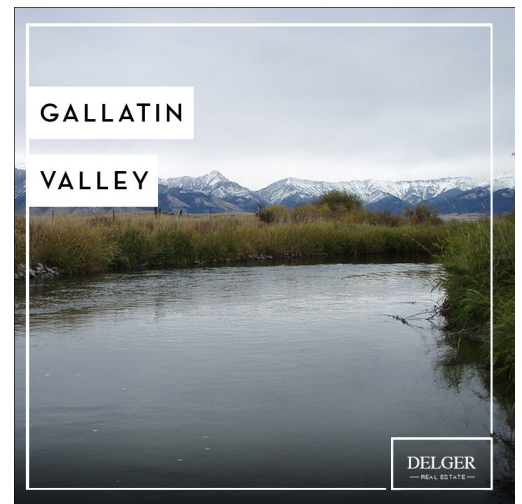
When it comes to outdoor recreation Bozeman is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities.

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.

BOZEMAN 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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