



**THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT**

*Powered by Data, Technology, and Local Expertise*



## 407 W Koch Street, Bozeman MT 59715

\$2,095,000  
Acres: ± 0.191  
MLS#: 397552

# INTRODUCTION

It's not often that the house you've always had a "sidewalk crush" on actually comes onto the market, so when it does, walk (don't run) to see it first. The home's coveted location in Bozeman's Cooper Park District makes it a special offering, but the remarkable breadth of upgrades and updates that the owners have made over the past few years truly set this home apart from any other downtown home on the market today. Indeed, no expense was spared, no shortcuts were taken and no historical detail was overlooked in the full gut remodel of this downtown darling. The original home likely came from a Sears Kit, but the unique gable design and distinctive Folk Victorian details suggest that it was also customized. Between preserving the original birch floors, cut-glass windows, doors and staircases and sourcing replicas of the Victorian-era doorknobs and walnut fireplace surrounds from craftsmen in Alabama, the owners took great care to celebrate and enhance the unique historical attributes of the home at every stage of the remodel. However, they also made significant practical improvements to suit their modern needs. by installing all new windows, plumbing, electrical, and HVAC systems and also adding a sunroom, powder bath, mudroom, 2-car garage, bonus room and an exterior entry to the basement. And boy did they make it beautiful! With Carrara marble countertops throughout, Tadelakt showers, California Faucets plumbing fixtures, custom cabinets by Quest, solar panels, skylights, designer lighting and window treatments, the well-decorated home feels utterly ethereal. The remodeling effort extends to the exterior, where the grounds were re-landscaped, patio areas were added, a bocce ball court was installed and a swim spa was set into the deck. When the list of a home's features and desirable characteristics threatens to exceed the character limit, there is only one question to ask: how quickly can you get to 407 West Koch?

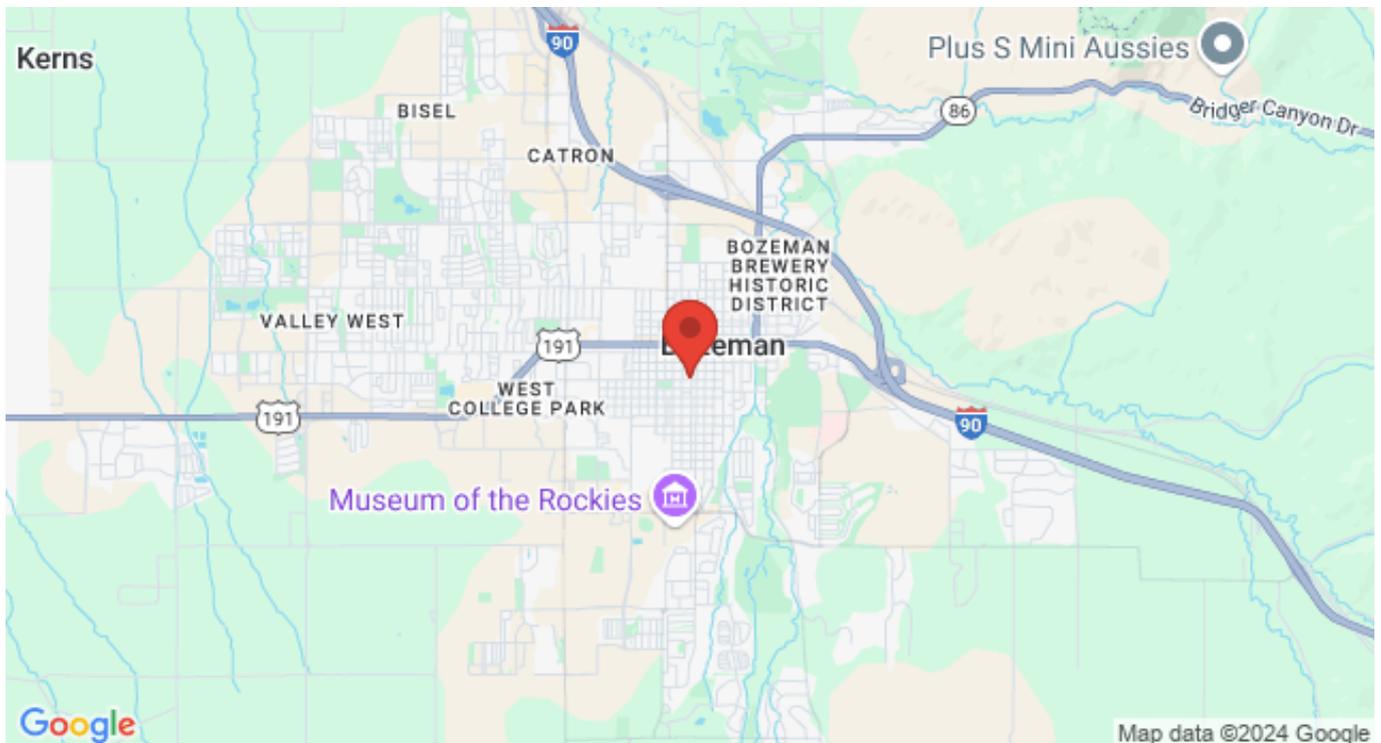


## FEATURES

<b>Status:</b>	Contingent
<b>Type:</b>	Residential
<b>Sub Type:</b>	Single Family
<b>Acres:</b>	± 0.191
<b>View:</b>	TreesWoods
<b>Water Features:</b>	None
<b>Listing Date:</b>	2024-10-18
<b>Listing Agent:</b>	Bessie Hudgens of Berkshire Hathaway - Bozeman

<b>Style:</b>	Custom, Victorian
<b>Year Built:</b>	1920
<b>Beds:</b>	4
<b>Baths:</b>	4
<b>Appliances:</b>	Dryer, Dishwasher, Freezer, Disposal, Microwave, Range, Refrigerator, WineCooler, Washer
<b>Heating/Cooling:</b>	ForcedAir NaturalGas PassiveSolar CentralAir

## LOCATION



# PHOTOS











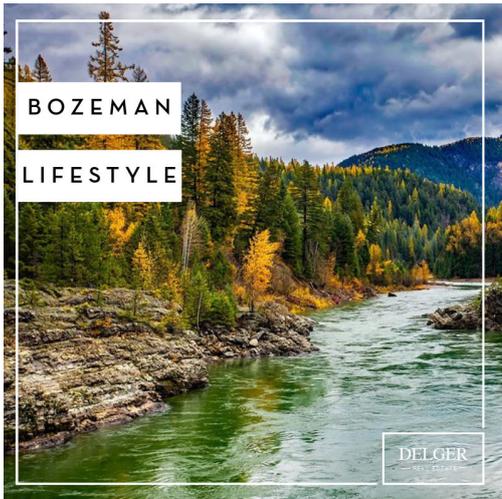








# BOZEMAN LIFESTYLE™



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.

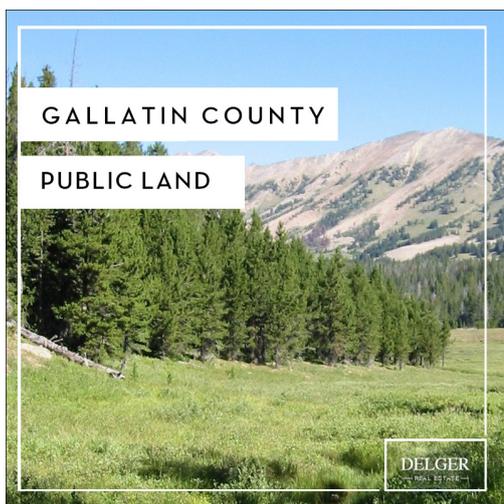
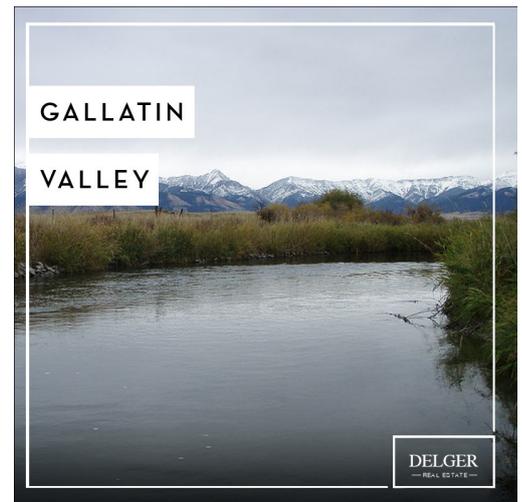
When it comes to outdoor recreation Bozeman is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities.

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

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