

THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

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7015 Bristol Lane, Bozeman MT 59715

\$1,790,000
Acres: ± 0.631
MLS#: 398237

INTRODUCTION

Nestled along the tranquil shores of the pristine pond in the coveted Mystic Heights neighborhood on the south side of Bozeman, MT, this exceptional waterfront property offers a rare & captivating opportunity for a lifestyle immersed in nature's beauty. This custom home is a true retreat, blending a charming design within the serenity of its surroundings. With panoramic views of the Bridger Mtns framing every angle, the home offers an unrivaled backdrop of mountain views & sparkling waters. The quiet allure of the pond, and the peaceful & established community of Mystic Heights set the tone for what is nothing short of a dream home. Upon entering you'll immediately feel the warmth & comfort of the rustic yet refined interior. Expansive living spaces are thoughtfully designed for both relaxation & entertainment. Five generously sized bedrooms with multiple large walk-in closets, provide ample privacy & comfort for family & guests. Throughout the home, vast windows invite the outdoors in, filling every room with light & offering breathtaking vistas of the water, mountains, and ever-changing landscape. Designed with an entertainer's heart, the open kitchen is a chef's dream, equipped with top-of-the-line S/S appliances, a spacious island for gathering, and plentiful counter space for culinary creations. Whether you're preparing an intimate meal or hosting a grand dinner party, this kitchen seamlessly blends style with function. The home's multiple living areas, each anchored by its own cozy fireplace, create inviting spaces for relaxation & conversation. Whether you prefer the crackle of a wood-burning fire on a crisp winter evening or the soft glow of a gas fireplace, you'll find comfort & warmth year-round with two woodburning & three gas fireplaces throughout the home. But it's the home's unparalleled connection to the natural world that truly sets it apart. Step outside to your own private oasis, a beach that beckons you to relax, swim, or launch a kayak into the sparkling waters. Whether you're enjoying summer sun or winter ice skating, the pond offers year-round recreation right at your doorstep. As the sun sets off the Bridger Mountains, casting an alpenglow across the sky, you'll feel the rare magic of this home & setting, a perfect fusion of comfort, nature, and adventure. For those who dream of a Montana lifestyle with breathtaking views & endless outdoor possibilities, this home is a true masterpiece of design & location.



FEATURES

Status:	Contingent
Type:	Residential
Sub Type:	Single Family
Acres:	± 0.631
View:	Lake, Mountains, Pond, SouthernExposure, Valley, TreesWoods
Water Features:	Pond
Listing Date:	2024-12-02
Listing Agent:	PollyAnna Snyder of Engel & Volkers - Bozeman

Style:	Custom
Year Built:	1978
Beds:	5
Baths:	3
Appliances:	Dryer, Dishwasher, Disposal, Microwave, Range, Refrigerator, Washer
Heating/Cooling:	Baseboard Electric RadiantFloor CeilingFans

LOCATION



Address: 7015 Bristol Lane, 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

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LOCAL EXPERTISE*



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