

DELGER

— REAL ESTATE —

BOZEMAN MONTANA



Craig Delger
BROKER / OWNER
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THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



336 N Hanley Avenue, Bozeman MT 59718

\$1,800,000

Acres: ± 0.1457

MLS#: 399795

INTRODUCTION

Welcome to 336 N Hanley Avenue, a homesite on a premium corner lot facing Meyer's Lake in the highly sought after Valley West development of Bozeman. This 3,421 square foot build plan was inspired by European Tudor meets Contemporary architecture. The expansive dwelling will provide three spa-esque en-suite bedrooms, a vaulted great room with a stunning floor to ceiling wood burning fireplace, a designer kitchen, a den in the turret + library wall, a cozy living room, a dining room off the foyer and elevated finishes throughout. All bedrooms are on the second floor, near the conveniently located laundry room--complete with full cabinetry. An architecturally minded layout has been specially curated to access west facing views of the evening sunsets over Meyer's Lake from no less than four rooms. A heated attached garage to the southeast accommodates ample space for two cars and opens to the mudroom, equipped with a dog wash, a ventless washer-dryer combo and storage for outer garments and gear. Well known for their integrity and excellence in the local community and 30+ years of high quality craftsmanship, the team at FHG Construction will oversee the project, with a completion timeframe of 10 months. This designer home is ready to be built and plans are already approved by the Valley West ARC. Notable features include multiple vaulted ceilings, abundant natural light from under-cabinet windows, decorative Alder beams, a bespoke arched vineyard accent door, herringbone wood floors, booth seating in the turret, custom built-in cabinetry in the den and mudroom, European style fluted copper on parapet and cantilevered roof accents plus much more! Neighborhood amenities include trails, a playground, parks, a sand filled volleyball court, a pond, a creek and Meyer's Lake. The Valley West community is centrally located near schools and shopping. Make an appointment today to experience a 3D tour and learn more about this exceptional opportunity to receive an excellent value on new construction in Bozeman!



FEATURES

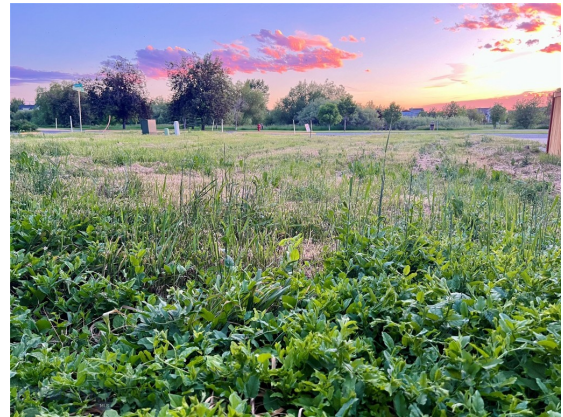
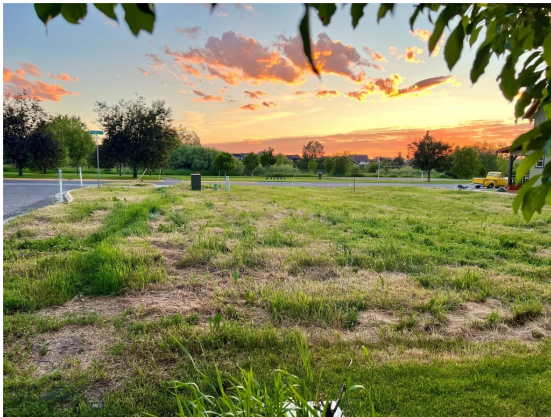
Status:	Active	Style:	Custom
Type:	Residential	Year Built:	2026
Sub Type:	Single Family	Beds:	3
Acres:	± 0.1457	Baths:	4
View:	Lake, Pond, TreesWoods	Appliances:	BuiltInOven, Cooktop, DoubleOven, Dryer, Dishwasher, Freezer, Disposal, Microwave, Refrigerator, WineCooler, Washer
Listing Date:	2025-03-28	Heating/Cooling:	NaturalGas Wood CentralAir, CeilingFans
Listing Agent:	Robin Gail of Coldwell Banker Distinctive Pr		

LOCATION

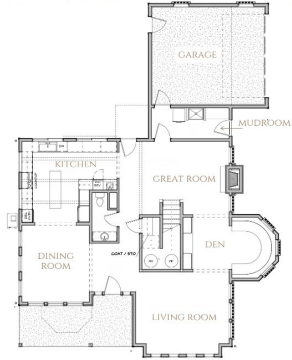


Address: 336 N Hanley Avenue, Bozeman MT 59718

PHOTOS



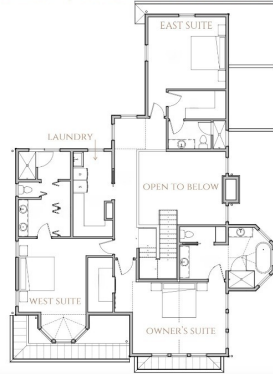
336 N HANLEY | MAIN FLOOR LAYOUT



BIG SKY



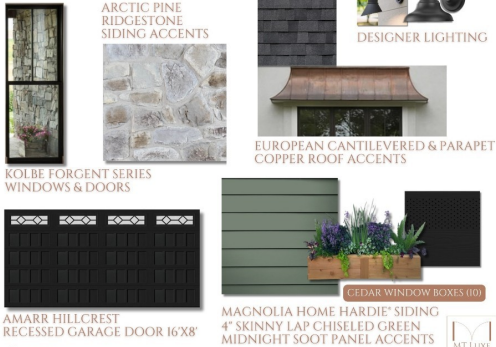
336 N HANLEY | SECOND FLOOR LAYOUT



BIG SKY



336 N HANLEY | EXTERIOR



BIG SKY

All selections are subject to availability



336 N HANLEY | KITCHEN



BIG SKY

All selections are subject to availability



336 N HANLEY | KITCHEN APPLIANCES



BIG SKY

All selections are subject to availability



336 N HANLEY | KITCHEN PERSPECTIVES



BIG SKY

Island pendant lighting (2) not shown



336 N HANLEY | MUDROOM

GE LAUNDRY VENTLESS WASH & DRY COMBO

SW9161 Dustblu

VINEYARD BESPOKE ARCHED STEEL DOOR

BRICK INSPIRED 2'X18" FLOOR TILE

CUSTOM BUILT-IN STORAGE BENCH & HOOKS

CUSTOM DOG WASH & MATTE BLACK DELTA BASIN FIXTURES L75 GPM

MT LUXE DESIGNS

Big Sky Real Estate
All selections are subject to availability

336 N HANLEY | GREAT ROOM

42" EXCLAIM HERRINGBONE WOOD BURNING FIREPLACE

ARCTIC PINE RIDGESTONE FLOOR TO CEILING

MT LUXE DESIGNS

Big Sky Real Estate
All selections are subject to availability

336 N HANLEY | DEN & LIBRARY WALL

TURRET IMONDO 6-LIGHT CHANDELIER

CUSTOM STORAGE BUILT-INS & LED ART DISPLAY LIGHT

DECORATIVE ALDER HEADER BEAMS

CUSTOM BANQUETTE BUILT-IN BOOTH SEATING

MT LUXE DESIGNS

Big Sky Real Estate
All selections are subject to availability

336 N HANLEY | POWDER BATHROOM

DESIGNER AURIND SCONCE

16"X16" NATURAL CLEFT PREMIUM NOIR SLATE

BLACK MIST HONED GRANITE TOP

CORONADO VANITY GREEN HAZE

TAILOR PLAID WALL COVERING

BLACK IRON MIRROR

MT LUXE DESIGNS

Big Sky Real Estate
All selections are subject to availability

336 N HANLEY | OWNER'S EN-SUITE

16"X16" NATURAL CLEFT PREMIUM NOIR SLATE FLOOR

67" SOAKER TUB & BRASS FILLER

ZAGORA BLANC 4"X4" SHOWER TILE & BRASS HARDWARE SURROUND

MARIN ALOE 2"X2" SHOWER FLOOR & VANITY WALLS

CEM GRIGIO HONED QUARTZ VANITY TOPS

BLACK IRON VANITY MIRRORS (2)

YHL DAPPER DESIGNER LIGHT FIXTURES (2)

CHAVIS TUB CHANDELIER

BRASS HANDHELD+RAINHEAD L75GPM

MT LUXE DESIGNS

Big Sky Real Estate
All selections are subject to availability

336 N HANLEY | LAUNDRY ROOM

LG 55-CU FT HE TOP LOAD WASHER

LG 7.3-CU FT STEAM CYCLE DRYER

MIST MARIN 4X4 WALL TILE MOSAIC

WALLCOVERING & ADDITIONAL OPEN SHELVING

VIENNA BRASS FLUSHMOUNT

BLACK MIST HONED GRANITE TOPS

CORONADO CABINETRY SIMPLY WHITE UPPERS ACORN LOWERS

MT LUXE DESIGNS

Big Sky Real Estate
All selections are subject to availability

336 N HANLEY | WEST EN-SUITE BATH

STARLING ALABASTER VANITY SCONCE (5)

BLACK IRON MIRRORS (2)

24"X48" ICE FIELD TILE R11 ANTI-SLIP FLOOR & SHOWER FLOOR

12"X24" ICE DECO SHOWER WALL TILE & VANITY WALL TILE

BLACK MIST HONED GRANITE TOPS

BLACK & BRASS FIXTURES KOHLER PREMISE 1.75 GPM

CORONADO VANITY DARK GREY

MT LUXE DESIGNS

All selections are subject to availability

336 N HANLEY | EAST EN-SUITE BATH

STARLING BRASS VANITY SCONCE (3)

BLACK IRON MIRROR

24"X48" ASH FIELD TILE R11 ANTI-SLIP FLOOR & SHOWER FLOOR

12"X24" ASH DECO SHOWER WALL TILE & VANITY WALL TILE

BLACK MIST HONED GRANITE TOPS

MATTE BLACK FIXTURES KOHLER PREMISE 1.75 GPM

CORONADO VANITY SIMPLY WHITE

MT LUXE DESIGNS

All selections are subject to availability

336 N HANLEY | FEATURED FLOORING

ENGINEERED HARDWOOD WHITE OAK HERRINGBONE

VASTLY STONE PATTERN CARPET

HARDWOOD MAIN FLOOR STAIRS BRIDGE

STONE POWDER BATH OWNER'S BATH LAUNDRY

TILE BATHROOMS (2)

CARPET BEDROOMS (3)

BRICK MUDROOM

MT LUXE DESIGNS

All selections are subject to availability

For more featured flooring, see various room-by-room mood boards

336 N HANLEY | FEATURED LIGHTING

LUXRITE 3" LED RECESSED LIGHTING

LITHUANIA LIGHTING 24"X48" LED SHOP PANELS - GARAGE ONLY

MAXXIMA LED STAIR LIGHTS

80" CEILING FAN VAULTED GREAT ROOM

30" PEARL-STRUNG FLUSHMOUNT DINING ROOM

CHAVIS SCONCE (2) OWNER'S SUITE

48" CEILING FAN OWNER'S SUITE

LED SCONCE (4) BEDROOMS

SLIM 9" LED ROUND (2) BEDROOMS

MT LUXE DESIGNS

All selections are subject to availability

For more featured lighting, see various room-by-room mood boards

336 N HANLEY | FEATURED PLUMBING & HARDWARE

KITCHEN: RUVATI BAR SINK, RUVATI SS 36" SINK BASIN, DISPENSER *PREP SINK FAUCET, *PULL-DOWN FAUCET, *POT-FILLER, HONEY LILY PULLS & KNOBS

POWDER BATH: KOHLER PERSUADE CHAIR HEIGHT DUAL FLUSH (4)

OWNER'S BATH: KOHLER TONE™ FAUCETS & HARDWARE

EAST BATH: KOHLER TONE™ FAUCETS & HARDWARE

LAUNDRY: RUVATI NOIR 32"

MUDROOM: KOHLER TONE™ FAUCETS & HARDWARE

WEST BATH: KOHLER TONE™ FAUCETS & HARDWARE

MT LUXE DESIGNS

All selections are subject to availability

For more featured plumbing, see various room-by-room mood boards

336 N HANLEY | INTERIOR DOORS & TRIM

3-LITE 3'X8" SOFT-CLOSE POCKET DOORS (2)

SOLID CORE 3'X8" SLAB DOORS (3)

SOLID CORE 2'8"X8" SLAB DOORS (7)

MASONITE 3'X8" FIRE RATED MUDROOM DOOR

CUSTOM 3'X8" FOG GLASS BARN DOOR OWNER'S WIC

MISENO BRUSHED GOLD SHOWER ENCLOSURE OWNER'S EN-SUITE BATH

MT LUXE DESIGNS

All selections are subject to availability

336 N HANLEY | PAINT & STAIN SCHEDULE



SHERWIN WILLIAMS
ALABASTER
WALLS & CEILING



SHERWIN WILLIAMS
DUSTBLU
MUDROOM & DEN CABINETRY



SHERWIN WILLIAMS
LIGHT FRENCH GREY
BASEBOARDS DOORS TRIMS/SILLS

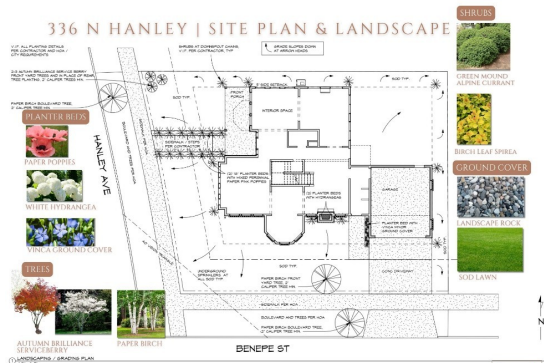
*NO INTERIOR WINDOW TRIMS
SQUARE EDGE PROFILE



MINWAX TUDOR 1190
COVERED PATIO POSTS
GABLE PEDIMENTS



336 N HANLEY | SITE PLAN & LANDSCAPE



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



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