

THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise

URBAN VILLAS SINGLES

MONTANA

Owner Dan Barnes

Architect Intrinsic Architecture, Inc.
100 East Broadway Avenue
Bozeman, Montana 59711
PH: 406.581.7504
www.intrinsicarch.com

Contractor TBD

ARCHITECTURE

A000 COVER SHEET
A200 FOUNDATION PLAN AND ROOF PLAN
A201 FLOOR PLAN
A300 ELEVATIONS
A400 BUILDING SECTIONS
A701 PERSPECTIVES

2025-01-14 ISSUED FOR: PRELIMINARY PRICING



BIG SKY
COUNTRY MLS

intrinsic
ARCHITECTURE
P L L C

100 EAST BROADWAY AVENUE
SUITE 101
BOZEMAN, MT 59711
PHONE: 406.581.7504

PRELIMINARY
NOT FOR
CONSTRUCTION

UVS

PROJECT NAME: URBAN VILLAS

PROJECT ADDRESS: TBD
MONTANA

OWNERS: DAN BARNES

PRELIMINARY
PRICING PACKAGE

ISSUED: 01-14-2025

3 DRAWING REVISIONS

DRAWING
COVER SHEET

DRAWING NUMBER
A000

3219 N 27th, Bozeman MT 59718

\$1,850,000

Acres: $\pm$ 2

MLS#: 399837

INTRODUCTION

Opportunity is knocking for a builder/developer/buyer to complete the last phase(s) of this development site located in Cattail Subdivision. 48 units have been in the final stages of approval by the City of Bozeman, and the new buyer may be able to start construction soon. There are also some preliminary plans for 26 units of "tiny cottage homes" as another option as well. You may even consider Live/Work units and/or office space. The flexible RO zoning provides many possibilities that will likely suit your specific needs! This project will make for a great investment with for sale and/or for rent condominiums or cottages in a sought after neighbourhood with great parks, ponds, trails, and views of surrounding mountain ranges. This opportunity is nearby the newly built Billings Clinic as well as the most traveled retail/restaurant corridor in Bozeman just off the 19th interchange and I-90.

4.21.23



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COUNTRY MLS

DELGER
— REAL ESTATE —
BOZEMAN MONTANA

DelgerRealEstate.com

REALTOR® LICENSE NUMBER
MLS  
Information deemed reliable,
but not guaranteed

FEATURES

Status:	Active
Type:	Land
Sub Type:	UnimprovedLand
Acres:	± 2
Listing Date:	2025-03-05
Listing Agent:	Jason Basye of Bozeman Real Estate Group

LOCATION



Address: 3219 N 27th, Bozeman MT 59718

PHOTOS

URBAN VILLAS SINGLES

MONTANA

Owner	Don Barnes
Architect	Intimale Architecture, Inc. www.intimale.com 10000 Wilshire Blvd., Suite 1000 Beverly Hills, CA 90210 Tel: 310-206-0000 www.intimalearchitecture.com
Contractor	TBD

2025-01-14 ISSUED FOR: PRELIMINARY PRICING



BIG SKY
COUNTY MONTANA

ARCHITECTURE

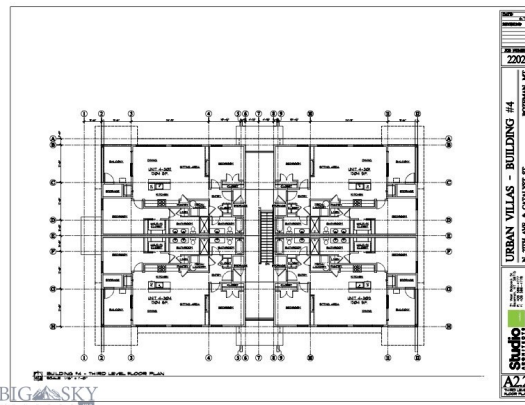
A20	COVER SHEET
A21	FOUNDATION PLAN AND ROOF PLAN
A41	FOUND. WALL
A22	ELEVATIONS
A42	WALL AND CEILING
A51	POWER/TELE

[illegible]

UVS
LITIGIO
VILLAS

COVER SHEET

A000



BIG SKY
REALTY

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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