



Craig Delger
BROKER / OWNER
406.581.7504

THIS BROCHURE PROVIDED BY CRAIG DELGER - BOZEMAN REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

3095 Lori Lane, Bozeman MT 59718

\$640,000

Acres: ± 0.0671

MLS#: 401512

INTRODUCTION

Welcome to 3095 Lori Lane where life just got a serious upgrade. Step inside and you'll find a home that's ready to make every day a little easier and a lot more fun. The kitchen is fully loaded with shiny GE appliances, a Frigidaire dishwasher, a gorgeous marble backsplash, and durable LVT flooring that's tougher than a toddler with a juice box. The garbage disposal is ready to tackle your kitchen adventures, and yes the TV, mount, drapes, rods, blinds, and even those remote-controlled candle lights (for your next fancy evening at home) are all staying. All three bedrooms are conveniently located on the second floor creating a nice separation between your living spaces and your quiet retreats. Each bedroom (and the downstairs living room) has a ceiling fan, so you can stay cool and comfortable whether you're chasing dreams or chasing kids. Plus, the Samsung front-load washer and dryer are included, because laundry is just better when you don't have to move appliances first. The heated two-car garage isn't just warm it's organized, thanks to built-in metal shelving that's perfect for hobbies, sports gear, or your growing collection of I might need this someday bins. Outside, the lush lawn is fully irrigated by the Two Bird system (water smarter, not harder), and a drip system on the west side keeps your landscaping thriving. A newly planted tree is ready to grow with you, and if you dream of adding air conditioning, there's already a prefab slab in place to make installation a breeze. Behind the scenes, the essentials are all dialed in: the furnace was serviced about 1.5 years ago, and the 50-gallon water heater means long, relaxing showers are always on tap. Built slab-on-grade, this home offers easy maintenance no crawl space drama here. And the location? Absolutely unbeatable. You'll be minutes from Costco (hello, giant carts and free samples), Winco, Target, basketball courts, and the GVL Trail system perfect for morning jogs, dog walks, or just enjoying some Montana sunshine. The neighborhood is kid and adult-friendly, welcoming, and full of community spirit. HOA dues are just \$95/month and cover snow removal and front yard lawn care so you can spend less time shoveling and more time doing whatever makes you happy. (You'll still mow the backyard, but hey instant cardio!) (AGENT IS REVERIFYING HOA DUES, BUYER TO VERIFY)



FEATURES

Type:	Residential	Style:	Craftsman
Sub Type:	Townhouse	Year Built:	2017
Acres:	± 0.0671	Beds:	3
View:	Mountains	Baths:	3
Water Features:	None	Appliances:	Dryer, Dishwasher, Disposal, Microwave, Range, Refrigerator, Washer
Listing Date:	2025-04-28	Heating/Cooling:	ForcedAir NaturalGas CeilingFans
Listing Agent:	Tamara Williams of Tamara Williams and Company		

LOCATION

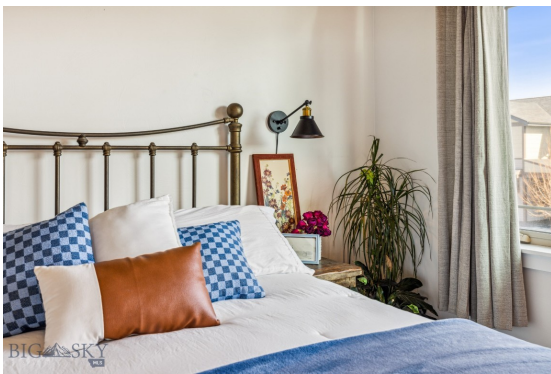


Address: 3095 Lori Lane, Bozeman MT 59718

PHOTOS

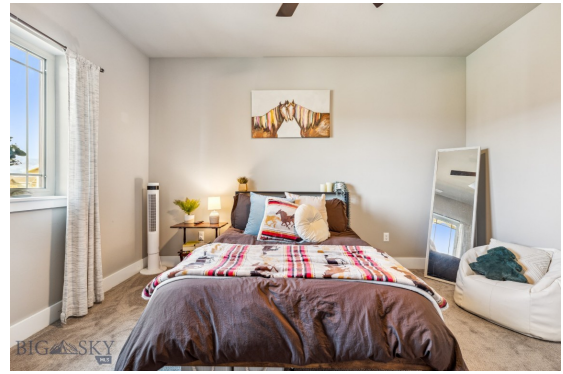


















BOZEMAN LIFESTYLE™



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*



Craig Delger
BROKER / OWNER
406.581.7504
craigdelger@gmail.com

v1.01-2025-12-13