

THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



13 Indian Paintbrush Drive, Bozeman MT 59718

\$1,790,000
Acres: ± 3.357
MLS#: 403180

INTRODUCTION

Discover serenity and spacious living on this 3.357-acre property boasting over 4000 sqft of living space nestled in between mature spruce trees, lilac bushes and wildflowers. This secluded neighborhood on the south side of Bozeman offers spacious living, with breathtaking mountain views, southern exposure and phenomenal sunsets. On the main floor you will find a generously sized kitchen with ample storage, perfect for culinary enthusiasts and a large living room bathed in natural light from expansive windows. Then step outside onto the large trex deck with lots of room for planting flowers, barbecuing or just listening to a western meadowlark sing you a tune while viewing the Montana wildlife on this property that spaciouly expands to the East. The main floor also includes the primary suite with walk in closet and en-suite bathroom with a walk-in shower. You will also find two additional guest bedrooms and a full bathroom along with the large laundry room. Next enter the heated, oversized two car garage complete with built in dog kennels with indoor/outdoor access to a separate chain link fenced area. Perfect for all your canine companions to run and play. Downstairs you will find a large living room space great for entertaining family or accommodating guests. Also, there is two additional bedrooms, one of which has been used as an office, a full bathroom and substantial mechanical/storage room. This property is further complimented by forced air heating and air conditioning keeping you comfortable in all of Montanas weather and well maintained and newer mechanicals and appliances. Roof was just replaced May of 2025. So whether you have a growing family and are looking for a little more elbow room inside and outside. Or just looking for a property that provides privacy and a more rural setting all while being just minutes from hiking trails, 15 minutes from downtown Bozeman and 20 minutes to Hyalite Reservoir. This remarkable property is an exceptional opportunity not to miss!



FEATURES

Status:	Pending
Type:	Residential
Sub Type:	Single Family
Acres:	± 3.357
View:	Mountains, SouthernExposure, TreesWoods
Listing Date:	2025-06-16
Listing Agent:	Kyle Miller of Money Matters Real Estate

Style:	Ranch
Year Built:	1999
Beds:	5
Baths:	3
Appliances:	Dishwasher, Disposal, Microwave, Range, Refrigerator, WaterSoftener
Heating/Cooling:	ForcedAir NaturalGas CentralAir

LOCATION



Address: 13 Indian Paintbrush Drive, Bozeman MT 59718

PHOTOS



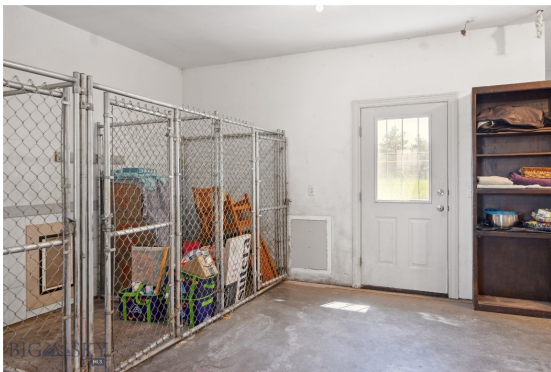
















BOZEMAN LIFESTYLE™



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.

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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