

THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

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168 Hawthorn Lane, Bozeman MT 59715

\$3,149,000

Acres: ± 10.03

MLS#: 404176

INTRODUCTION

Welcome to 168 Hawthorn Lane, a rare offering that combines modern elegance, luxurious finishes, and the serenity of Montana living on 10 pristine acres. This location is prime, as the property is only a short 10-minute drive to bustling downtown Bozeman! Perfectly positioned to capture sweeping Bridger Mountain views, this stunning home offers effortless, single-level living designed for comfort, style, and connection to Bozeman's natural beauty. Built in 2020 with an emphasis on sustainability, the home features a 15kW solar array, a Lunos air exchange system, and low-VOC materials throughout making it as environmentally conscious as it is beautiful. The entire home, including the garage, is equipped with radiant floor heat, ensuring cozy comfort in every season. The thoughtfully designed floorplan offers light-filled living spaces with an easy, elegant flow. At its heart is a chef's kitchen with beautiful marble countertops, a stainless steel prep island with seating for guests to gather, high-end appliances, and a pantry for all your culinary needs. The thoughtfully placed kitchen window offers mesmerizing views of the Bridger Mountains, making time spent in the kitchen feel inspired. The inviting dining room is perfectly sized for large family gatherings, while the open living area, anchored by an attractive rock gas fireplace, provides a warm and comfortable space to gather with friends and loved ones on chilly Montana evenings. Glass doors open to the covered patio and perfectly sized backyard, complete with a sitting area and fireplace an ideal place to unwind and take in the stunning views. The sizable primary suite is a true sanctuary, featuring its own rock gas fireplace and a cozy office nook for quiet reflection or productivity. The adjoining bathroom features a soaking tub thoughtfully placed within the spacious walk-in shower and dual vanities. Two additional well-appointed bedrooms and a large full bathroom offer plenty of space for family and guests, completing the home's thoughtful layout. And for music lovers, the home is equipped with a Sonos surround sound system, creating an immersive audio experience indoors and out. With 10 acres of room to roam, this property also allows for horses, and space to add a barn, shop, or ADU. All of this in Bozeman's highly sought-after southeast side close to downtown yet surrounded by natural beauty. This is more than a home, it's a lifestyle refined, relaxed, and uniquely yours.



FEATURES

Status:	Active	Style:	Contemporary, Custom, Ranch
Type:	Residential	Year Built:	2020
Sub Type:	Single Family	Beds:	3
Acres:	± 10.03	Baths:	2
Listing Date:	2025-07-16	Appliances:	BuiltInOven, DoubleOven, Dryer, Dishwasher, Disposal, Range, Refrigerator, Washer, SomeGasAppliances, Stove
Listing Agent:	Tawnya Storm of Realty One Group Peak	Heating/Cooling:	HeatPump RadiantFloor CeilingFans

LOCATION



Address: 168 Hawthorn 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

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.

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LOCAL EXPERTISE*



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