

# 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*



## 105 S 5th Street, Livingston MT 59047

\$2,495,000

Acres: ± 0.1928

MLS#: 407704

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## INTRODUCTION

Livingston Luxury located on the coveted westside. This 3-story masterpiece was completed in June of 2015 and has served as a residence as well as Livingstons only bed and breakfast for the past 11 years, A Stones Throw Bed and Breakfast. A Stones Throw is centered on a generous 60 x 140 foot lot with a profusion of trees, shrubs, vines, and flowering plants. Custom steel edging along all flower beds and hedging makes lawn care easy and tidy. The exterior of the main floor features board and batten, Hardie Board siding. The upper floor is sided with recycled PVC shingles. Stunning rock work along the front of the porch and chimney give this home presence of place. Spend your summer evenings on the porch talking with neighbors, entertaining family and watching the sunset. The upstairs balcony is the perfect outdoor spot for enjoying your morning coffee. Entering the front door, you are greeted with a show-stopping staircase and 2-story foyer. The stair treads and risers are repurposed, the sturdy, steel railing was welded in place. The foyer flows beautifully into the living room where the stone fireplace has a commanding focal point. The dining room, custom professional kitchen/walk in pantry, powder room, office/den, primary bedroom/bath, and walk-in closet, round out the main floor. Ceilings throughout the house are 9-feet or more; all studs are 2 x 6 giving heft to end walls and cased openings. Quality shines through with triple pane windows and bamboo floors. The front staircase leads to the upper living room/balcony and three ensuite bedrooms/baths with dual shower heads and vaulted ceilings. Theres also an extra-large laundry room on the upper floor. At the end of the wide upstairs hallway, you can descend the back staircase to the mudroom of your dreams with doors leading to the garage, both side yards and kitchen. The basement consists of a theater room, 2 more bedrooms with a Jack-and-Jill full bath. Theres also a large office, utility room and a space for storing your skiing, hiking and camping equipment. The entire house is heated silently, all winter long with 5-zone radiant floor heat that even extends to the 2-car, attached garage. In the summer, there are mini-splits throughout the house to keep you cool on the hottest summer day. Solar panels on the south side of the roof keep your electric bill under \$10 all year long. Put away your graph paper and colored pencils close your drafting app your dream home already exists! Call Today



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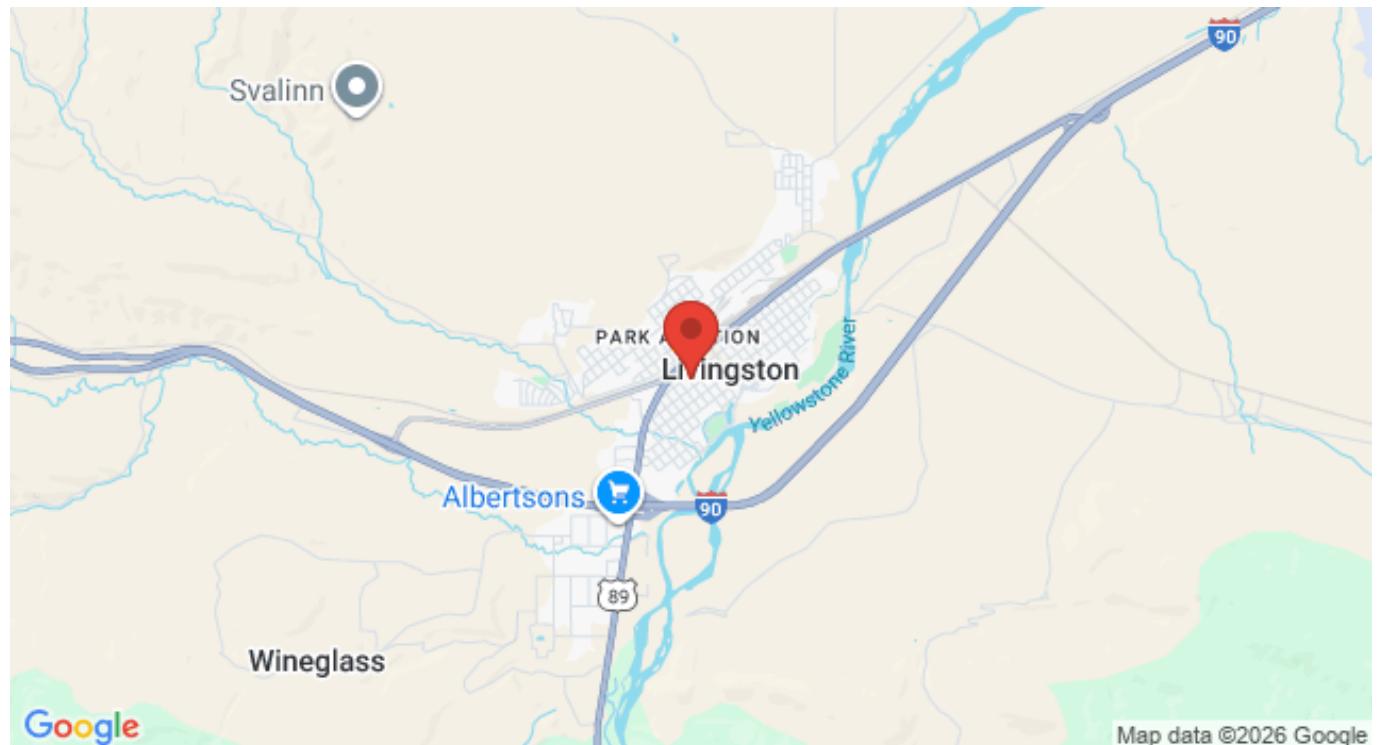
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# FEATURES

<b>Status:</b>	Active	<b>Style:</b>	Custom
<b>Type:</b>	Residential	<b>Year Built:</b>	2015
<b>Sub Type:</b>	SingleFamilyResidence	<b>Beds:</b>	6
<b>Acres:</b>	± 0.1928	<b>Baths:</b>	6
<b>View:</b>	Mountains	<b>Appliances:</b>	Cooktop, Dryer, Dishwasher, Freezer, Disposal, Microwave, Range, Refrigerator, WaterSoftener, Washer
<b>Water Features:</b>	None	<b>Heating/Cooling:</b>	RadiantFloor CentralAir, CeilingFans, VariesByUnit
<b>Listing Date:</b>	2026-01-06		
<b>Listing Agent:</b>	Carol Bolton of Small Dog Realty		

# LOCATION



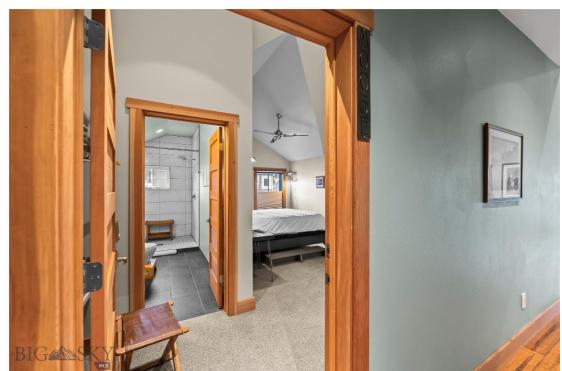
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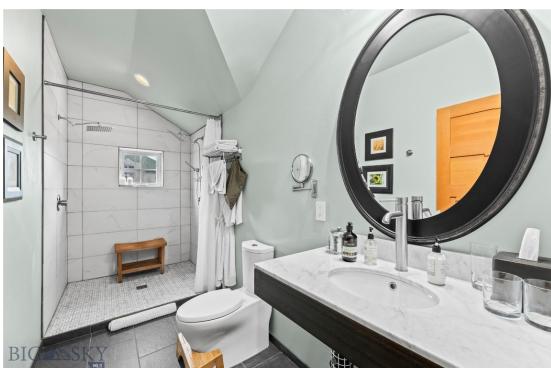
# PHOTOS

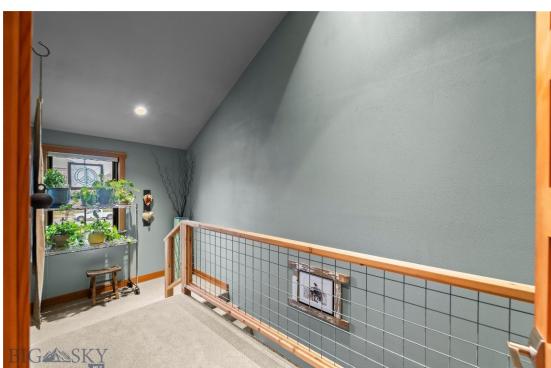
















## LIVINGSTON LIFESTYLE



Livingston, Montana is a historic train town from the late 1880's that has attracted cowboys, ranchers, artists, and the rich and famous who are enamored by the scenery of this area of southwestern Montana. Livingston has been featured in movies like *A River Runs Through It*, *The Horse Whisperer*, and numerous TV series and commercials.

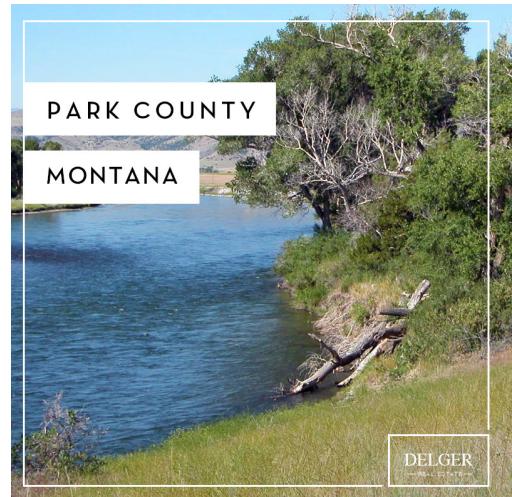
Historic Downtown Livingston has lively restaurants and shops, some of which have been around since the late 1800's. Livingston is known for fly fishing, cross-country skiing, horseback riding, river rafting and numerous museums, art galleries and restaurants.

When it comes to outdoor recreation the town of Livingston is surrounded by four beautiful mountain ranges, and offers the Yellowstone River, Shields River, and numerous stream and spring creeks for an abundance of outdoor activities. Bridger Bowl, a home-grown, nonprofit community ski area operating since 1955 is located 29 miles from Livingston. Big Sky Resort is 68 miles 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. Yellowstone National Park(2.2 million acres) is located 50 miles south of Livingston.

With a population of about 7,000 people, Livingston has the amenities and services buyers expect for a town of this size. Livingston is less than 20 minutes from Bozeman. The Livingston School District includes Elementary Schools, a Middle School, and a High School. The median price of a single family home in Livingston is 18% lower priced than single family homes in Bozeman and appeals to buyers seeking a smaller town, yet still want to be close to the amenities of Bozeman.

# PARK COUNTY

Park County, Montana's estimated population is 16,438 with a growth rate of 1.94% in the past year according to the most recent United States census data. Park County, Montana is the 11th largest county in Montana. Park County has a total area of 2,813 square miles (1.8 million acres or 7,290 km<sup>2</sup>), of which 2,803 square miles (7,260 km<sup>2</sup>) is land and 10.4 square miles (27 km<sup>2</sup>) (0.4%) is water. The highest natural point in Montana, Granite Peak at 12,807 feet (3,904m), is located in Park County.



Paradise Valley is a major river valley of the Yellowstone River in southwestern Montana just north of Yellowstone National Park in the southern portion of Park County, Montana. The valley is flanked by the Absaroka Range on the east and the Gallatin Range on the west. The Yellowstone River, one of Montana's Blue Ribbon Trout Rivers, flows through Paradise Valley and is noted for world-class fly fishing in the river and nearby spring creeks such as DePuy Spring Creek. The valley hosts other natural wonders such as several natural hot springs, including Chico Hot Springs near Emigrant, Montana, La Duke Hot Springs near Gardiner, and Hunter's Hot Springs near Livingston. A small part of Yellowstone National Park is located in the extreme southern part of the county.

The northern end of Park County, Montana contains the Shields River Valley. The Shields River is a tributary of the Yellowstone River. It flows west, then south, between the Bridger Range to the west and the Crazy Mountains to the east, past Wilsall and Clyde Park. It joins the Yellowstone approximately 10 mi (16 km) northeast of Livingston, MT.

# 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 Livingston and the surrounding areas.

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