

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

Welcome to 509 S Tracy
aka The Honeymoon House

Open Houses

3/26 Thursday 3pm-5pm
3/27 Friday 3pm-5pm
3/28 Saturday 12pm-2pm
3/29 Sunday 12pm-2pm

picture was enhanced to show summertime vegetation

509 S Tracy Avenue, Bozeman MT 59715

\$1,585,000

Acres: ± 0.172

MLS#: 409621

INTRODUCTION

Step into a piece of local history with this beautifully updated 3-bedroom, 2.5-bath home, originally built in 1913 and designed by renowned Bozeman architect Fred Willson for himself and his new bride earning it the affectionate nickname, The Honeymoon House. Blending historic charm with thoughtful modern updates, this 3,341 square foot residence offers timeless character and a highly functional floor plan suited for today's lifestyle. Set on a .172 acre lot, the home features warm and inviting living spaces, including a cozy wood-burning stove and a bright sunroom perfect for relaxing year-round. The spacious layout provides comfortable living and entertaining areas while preserving the craftsmanship and architectural details that make this home truly special. Outside, enjoy a private patio and hot tub ideal for unwinding after a day exploring nearby Peets Hill or strolling along Main Street. The property also includes a 2-car garage plus two additional exterior parking spaces, offering rare convenience for this historic neighborhood. Located just steps from Longfellow Elementary, parks, trails, and downtown Bozeman, this iconic home offers the perfect blend of history, character, and location. Opportunities to own a property with this level of architectural significance and livability are truly rare.

Originally built in 1913 and designed by renowned Bozeman Architect Fred Willson for himself and his new wife.

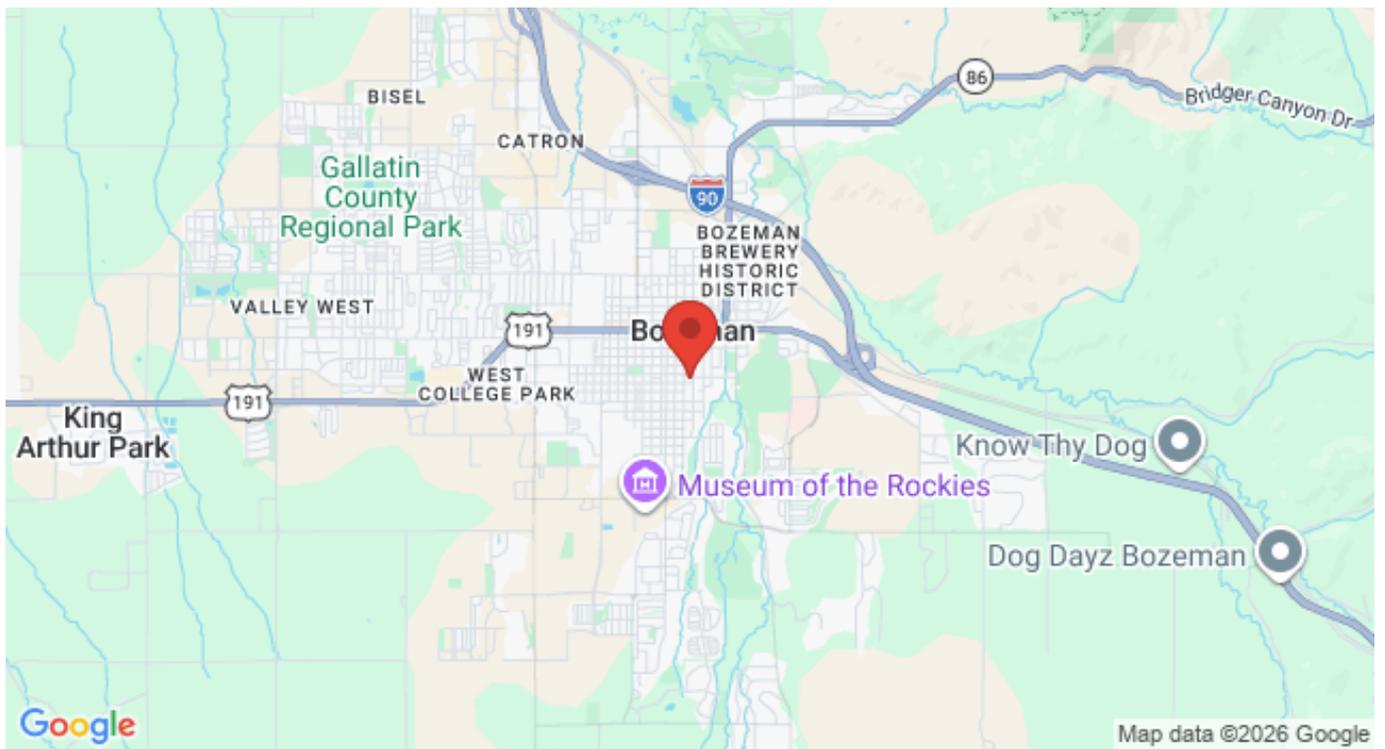


FEATURES

Status:	Active
Type:	Residential
Sub Type:	SingleFamilyResidence
Acres:	± 0.172
Listing Date:	2026-03-26
Listing Agent:	Patrick Callaghan of Realty One Group Peak

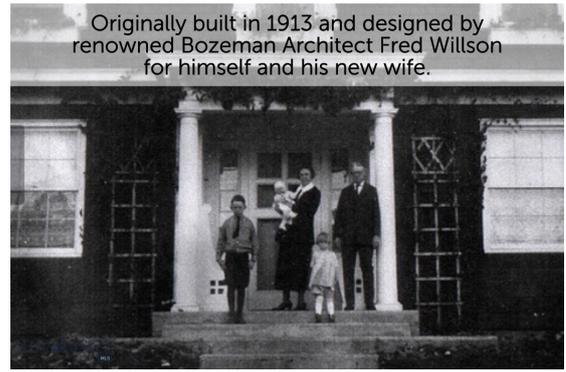
Year Built:	1913
Beds:	3
Baths:	3
Appliances:	Dryer, Dishwasher, Range, Refrigerator, Washer
Heating/Cooling:	Baseboard None

LOCATION



Address: 509 S Tracy Avenue, Bozeman MT 59715

PHOTOS

















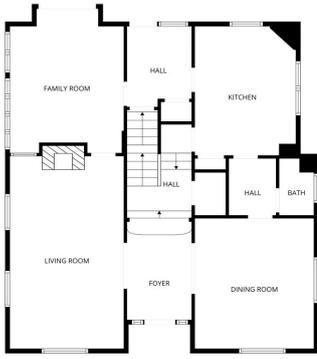
Feature List

509 S Tracy Avenue
Bozeman, MT 59715

- new fridge 2025
- wood stove insert 2024 - and all the wood
- hot tub and decking upgrades
- new windows & door (mudroom window and door, office window- room at top of stairs that looks out back, all basement windows) 2016
- exterior and interior paint 2024
- perennial garden in front, hostas in the back gardens
- basement was professionally wired for surround sound
- the hall closet on the second floor was plumbed by prior owners and has a W/D hookup.
- cabinet in mudroom has a washer hookup for a small European type unit.
- in hall bath there is a laundry chute to the basement. That is something we use all the time!



FLOOR PLAN CREATED BY COURTESY APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



BIG SKY REAL ESTATE

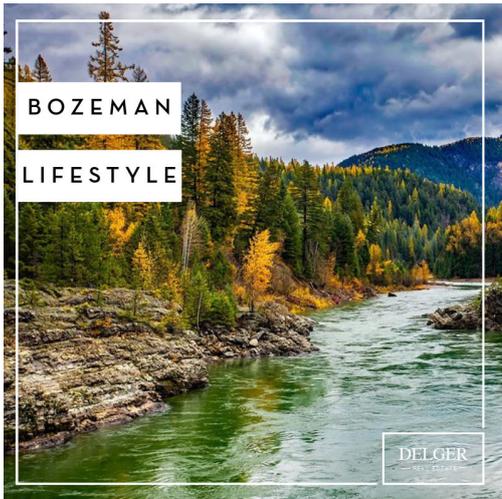
FLOOR PLAN CREATED BY CURIOGRAM APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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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.

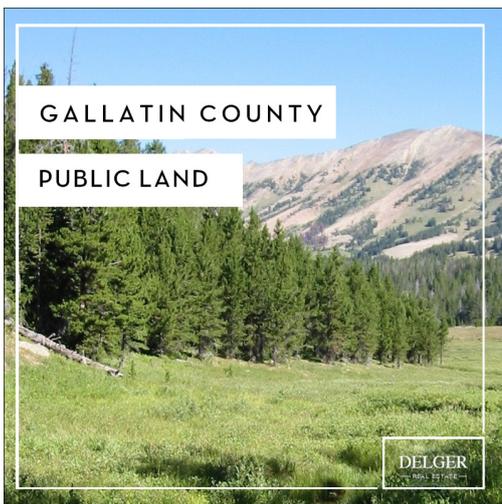
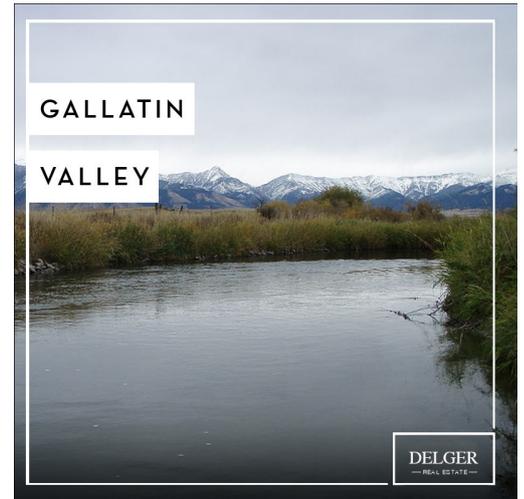
When it comes to outdoor recreation Bozeman is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities.

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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