

# DELGER

— REAL ESTATE —

BOZEMAN MONTANA



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**THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT**

*Powered by Data, Technology, and Local Expertise*



## 515 S Black Avenue, Bozeman MT 59715

\$3,490,000

Acres: ± 0.2886

MLS#: 410203

# INTRODUCTION

There is a short list of addresses in Bozeman that people actually want. The south side is at the top of it: walkable, established, rooted in the culture of the town rather than apart from it. Most of what changes hands here is a century old. This one is not. This residence was built without compromise and without shortcuts. The insulation envelope, the mechanical systems, the fixtures, the finishes: every decision was made as if the builder intended to live here for the rest of their life. Because they did. Which means you are acquiring something that cannot be replicated at this price, and likely cannot be replicated at all given what construction now costs in this valley. The main floor moves the way a home should. Entry that lands you without ceremony. A mudroom that actually functions. A kitchen sized for real cooking around a Tulikivi Fireplace with professional-grade appliances to match. Living and dining unfold with intention. A private office keeps work where it belongs. A half bath completes the floor with quiet efficiency. Upstairs, the bedrooms and baths are finished with the same care as the rest of the home. The entire house is conditioned with the help of radiant heating and cooling and an ERC system to maintain a clean and healthy living environment. Downstairs, the basement is a world of its own: a full guest suite, a proper entertainment space, and a gym that culminates in a custom Finleo sauna accessed through a natural stone shower. This is not a feature. It is a commitment to how you live. The garage is heated, cooled, and ventilated, and finished with a coat of epoxy. A MFGR designed carport with heated storage units handles the overflow that Montana life inevitably requires. High-performance windows and superior insulation envelope are just some of the elements incorporated to make this house endure for generations. The ADU is finished to the identical standard as the main house, current occupancy concluding May 1, 2026. Transition timed for a buyer who wants income, guest quarters, or simply the flexibility to decide. The 5KW solar array offsets the majority of the power demand, while the irrigation well eliminates the need for expensive city water for lawn irrigation. This is a new build in the most coveted south side neighborhood in Bozeman, priced below replacement cost. That sentence alone makes this one of the rarest opportunities to come to market in years. Seller is a licensed Realtor in the State of Montana.



## FEATURES

<b>Status:</b>	Active	<b>Year Built:</b>	2015
<b>Type:</b>	Residential	<b>Beds:</b>	4
<b>Sub Type:</b>	SingleFamilyResidence	<b>Baths:</b>	5
<b>Acres:</b>	± 0.2886	<b>Heating/Cooling:</b>	Solar WallWindowUnits
<b>Water Features:</b>	None		
<b>Listing Date:</b>	2026-04-14		
<b>Listing Agent:</b>	Matt Paine of Berkshire Hathaway - Bozeman		

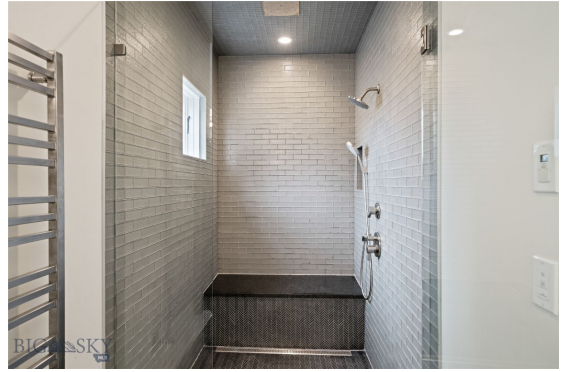
## LOCATION



Address: 515 S Black Avenue, Bozeman MT 59715

# PHOTOS





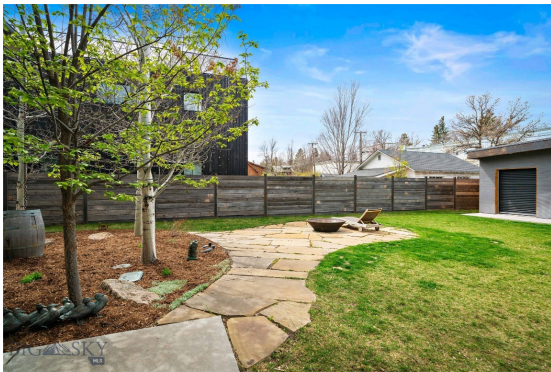


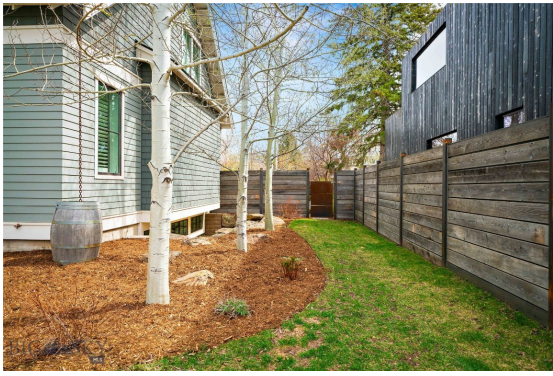












# BOZEMAN LIFESTYLE™



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.

*POWERED BY INTELLIGENT MARKETING, PROPRIETARY TECHNOLOGY, AND LOCAL EXPERTISE*



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