

# EAST GALLATIN RIVER RETREAT

## LOCATION:

- Sitting on the banks of approximately 1/4 + mile of the East Gallatin River, a wild trout fishery, a sportsman/sportswoman's paradise retreat. Panoramic views of the Bridger Mountain Range out your front door.
- The East Gallatin River is considered a little country gem, serenely winding through the heart of the Gallatin Valley spilling in to the main Gallatin River northwest of town. It receives very little pressure from fishing guides because of it's limited access. However, the average size trout is comparable to what are found in what are considered the larger rivers.
- Lies in the heart of the coveted Greater Yellowstone Ecosystem. These are the limited places that remain where you step in to the communion with nature and the flowing waters of Big Sky country.
- Just minutes from Bozeman Montana, a vibrant university town, home to Montana State University. Bozeman has received national attention for it's scenic location, endless outdoor activities, fishing, skiing, mountain biking, hiking, it's historic downtown, many restaurants and vast array of unique shops.
- Fishing, amazing views and wildlife are all right here in your own backyard.
- 10 minutes to Bozeman Yellowstone International Airport, Montana's busiest airport. Recognized for it's stellar air service, non-stop flights to more than 20 cities in the US with connections all over the world. 3 FBO's providing top notch private aeronautical services.
- 30 minutes to Bridger Bowl Ski area.
- 50 minutes to Big Sky Ski resort.
- 90 minutes to Yellowstone National Park.
- Surrounded by world class fishing rivers, the following are just to name a few;
- 20 minutes to the main Gallatin River.

- 35 minutes to the Yellowstone River.
- 45 minutes to the Madison River.
- 40 minutes to the Missouri River.
- 40 minutes to the Jefferson River.
- 90 minutes to the Big Hole River.
- Wildlife abounds in the riparian habitat, bald eagles and great horned owls are a regular sight keeping a watchful eye on the surroundings.
- This is truly a western lifestyle, an angler and horse lover's dream property.
- Surrounded by large parcels, the property to the north has a conservation easement, meaning it has limited development possibilities for the future.
- No known covenants.
- East Gallatin zoning district.
- Underground sprinklers to maintain the surrounding landscaping.

## **THE HOME:**

- A beautiful custom home with great architectural design and flow. Open concept living with soaring ceilings.
- 6322 square feet, 4 bedrooms and 6 baths
- Floor to ceiling double sided stone wood burning fireplace.
- Radiant floor heat with reclaimed oak flooring and porcelain Italian tile.
- The great room with soaring wood ceilings and massive timber beams invites you to put your feet up in front of the roaring fire. The floor to ceiling stone fireplace is the center of attention.
- Exquisite master suite with private office, huge walk in closet and large covered deck with a hot tub. This wing of the home is a sanctuary.
- Master bath is spa inspired, oversized multi head shower and a soaking tub.

Water closet for privacy.

- 3 additional guest bedrooms all are en-suite, with large walk in closets.
- 2 guest bedrooms have private two story stone towers that have observation areas to enjoy the serenity of the river flowing by and the riverfront ecosystem.
- The large kitchen is a culinary delight. Granite countertops and a custom 10' reclaimed wood bar- counter area.
- Huge 12' kitchen island, you will never run out of workspace and there will never be too many cooks in the kitchen.
- Custom stone range hood and stone surround showcases the kitchen and captures a rustic lodge aesthetic.
- Bosch induction cooktop, double ovens, stainless steel appliances and a wine refrigerator.
- Nice size laundry room.
- Vast spaces for the art connoisseur and art collector.
- A walk in gear closet for all your outdoor gear or pantry space.
- Second floor bonus room is 775 sq ft with wet bar, 3/4 bath and closet. There is also a cute flex room. Second floor stairway to the garage.
- Expansive decks with access from many areas of the home, approximately 1500 sq ft. Which include access from the great room, master suite and guest suites. Covered decks over the master suite and the great room. Large deck off the dining area off the north side of the home.
- There is a welcoming covered deck area entry way.
- An oversized 4 car garage for the protection of all your vehicles and toys.
- 48" crawl space allows for easy access to the mechanical components. Equipped with climate control, air exchanger to mitigate dampness.

- Paved driveway and large paved parking area.
- Offset wall studs for continuous corbond insulation.

## **EXTERIOR -The Grounds / ADU**

- The ADU (accessory dwelling unit) consists of a second level open concept 2 bedroom 2.5 bath apartment including a laundry area, for guests, caretakers or multi generational living.
- The apartment is very well appointed, quartz countertops and large kitchen island. Stainless steel range hood and appliances.
- The apartment has a large deck with amazing views of the Bridger mountains to the east.
- The lower level is a large complimentary multi use area. Perfect for fun recreational pursuits, entertaining space and spill over area with kitchen, baths and 3 flex rooms.
- The ADU has a single car garage. Both levels total 3438 sq. ft.
- Trees and landscaping around the residential areas.
- Fenced and cross fenced.

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