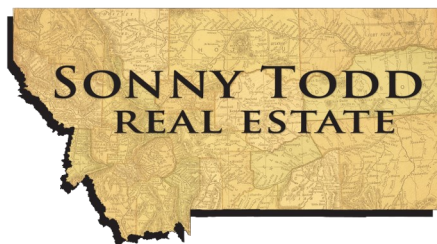




46 Rapelje Road Big Timber, Montana

\$1,775,000

Just 10 minutes north of Big Timber (on a paved road) sits your quiet oasis from the hectic world. The home has 4 bedrooms, 4 baths, an attached garage and a detached 4 bay shop. A chef's kitchen with all Thermador appliances including a 6 burner gas range. Gas forced air for efficient heat in the winter and two air conditioners for comfort in the summer. The views from the deck are breath taking in every direction. Thought and care went into this well built home. From the 2X6 construction to the 2" spray foam insulation, to the extra cement in the pad in the garage. This home is solid. A good producing well (10 GPM) and UGS support the large fenced landscaped lawn. Fiber Optics is in the works for those that want to work from home. The town of Big Timber has good restaurants, shops & galleries; I90 is close by & Bozeman's Gallatin Field Airport is only an hour away. Come get away from it all and enjoy the quiet of the country just 4 miles from town.



Offered Exclusively By:
Sonny Todd Real Estate
301 West First Avenue, PO Box 828
Big Timber, Montana 59011
Office: (406) 932-1031



Mary Ann Duffey
(406) 930-6607



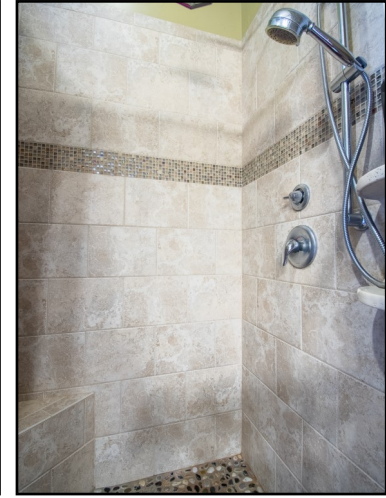
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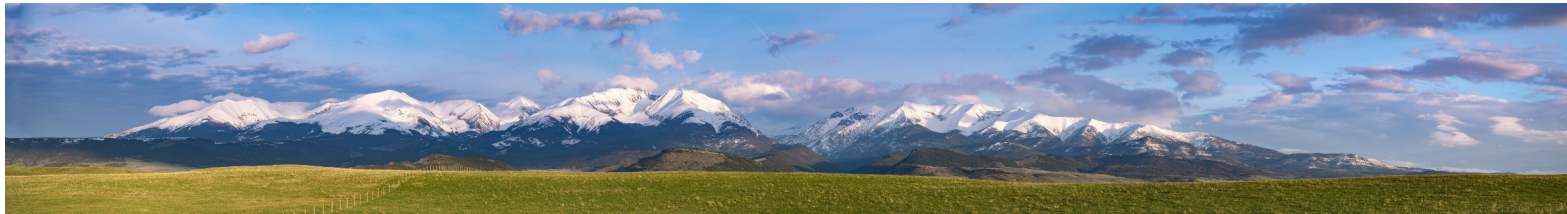
Home: 4BR/4BA

Elevation:
4,000-4,150 ft.

Taxes: \$3,777

Sq. Ft.: 3,308





BIG TIMBER: Located at the confluence of the Yellowstone and Boulder River, Big Timber is the Sweet Grass County seat and services as the support system to the areas cattle ranching community and recreation industry. Big Timber features a school system which offers K-12, a hospital, clinic, nursing home, Assisted Living, dentist, beauty shops, a quilt shop, golf course, churches, grocery and clothing stores, museums, art galleries, a brewery, establishments offering fine food from the nationally acclaimed dining at "The Grand Hotel", to casual meals at the Thirsty Turtle, motels, bed and breakfasts, movie theater and a paved airport capable of facilitating most any private aircraft.



NOTICE:

The data contained herein was obtained from the owner and other sources deemed reliable, but is not guaranteed by agents. Prospective purchasers may be asked to provide a financial reference prior to a showing and are advised to examine the facts to their own satisfaction. This offering is subject to change of price and terms, lease, prior sale or withdrawal from the market, without notice.