

901 McLeod Street

Big Timber, Montana



\$725,000

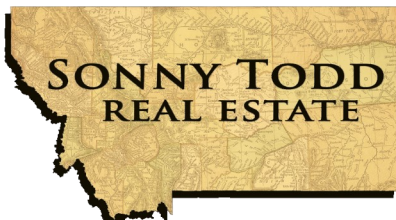
This completely renovated 3 bed, 2 ½ bath home is located across from the City Park and is only a 3 minute walk from the iconic Boulder River. The open floor plan concept is full of quality craftsmanship and amenities. Abundant granite counters, a gas range, custom cabinets, a coffee bar, pantry and prep sink all compliment the kitchen. Hickory flooring brightens the main floor, while a gas fireplace and built-in wine storage area accents the dining and living areas. The built-in bench just inside the front door is perfect to unload the kids' backpacks. The sunroom, which leads out to the lush backyard, has a custom rock floor and floods the house with natural light.

The main floor master bedroom has a custom-built master closet and bath, creating a beautiful, clean, and efficient space. The large tile shower has two heads, which is no problem for the Rinnai on-demand hot water heater.

The brightly-lit basement boasts 8' ceilings, a family room with a gas fireplace, 2 bedrooms with egress windows, a full bath and a laundry/storage room.

The large, detached shop (insulated and heated) has room to park 4 vehicles while still having plenty of storage space and multiple work-space areas. The lean-to allows for more covered storage. Built-in workbenches, shelves, cabinets and a ½ bath all compliment the shop. Upstairs, enjoy a custom-built, multi-use living space boasting quality, high-end finishes, an additional propane fireplace, full bedroom and ¾ bath.

The large, fully-fenced backyard, with underground sprinklers fed by a well, has many mature trees and shrubs, and includes a separately fenced area with a chicken coop. A tree house, stand-alone sauna, space for your hot tub, raised garden boxes and rock patio complete the backyard space.

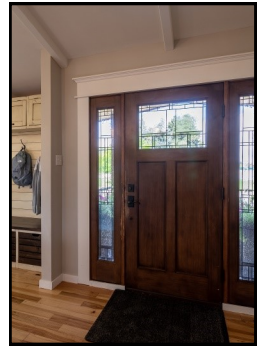
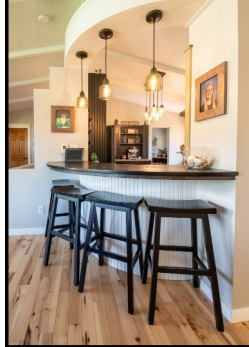


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Sonny Todd Real Estate
301 West First Avenue, PO Box 828
Big Timber, Montana 59011
Office: (406) 932-1031



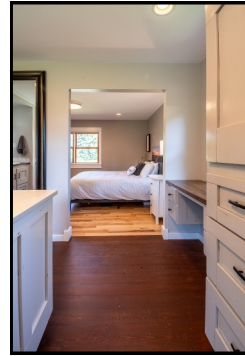
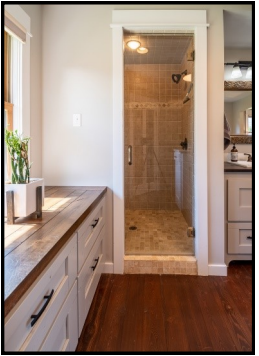
Mary Ann Duffey
(406) 930-6607

Main floor living spaces, dining area, sunroom, kitchen, and guest bathroom

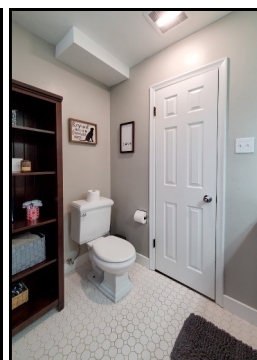
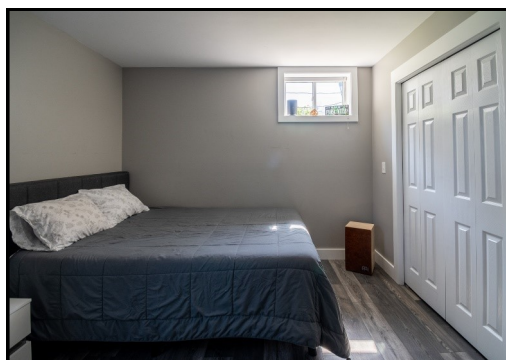


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Master Suite



Basement Living Space, Bathroom, Bedrooms, and Laundry Room





Large Yard—Detached Garage/Shop and Guest Quarters





Montana

Grandpa Sonny Todd's Real Estate Editorial

We believe Montana is the "Best Last Place." Montana plays in our minds that mythological West that all Americans love. It is the home of real legends, with real places and real people. It was a horn of plenty for the Native Americans, with prairies full of fat buffalo and clear mountain streams overflowing with trout and beaver. Montana evolved from the wilderness through the efforts of mountain men, gold miners, sturdy pioneers, as well as through a bloody struggle between competing cultures. Law and order came to the Montana Territory by the gun and hanging tree. It was Vigilante verses Outlaw, and often it was a fine line that separated the two. Montana is the West, home of the Cowboy and Cowponies, and endless horizons.

Montana is the land of snow-capped mountains, pristine wilderness areas, sparkling rivers and streams, and golden wheat fields all under 'The Big Sky.'

Welcome to "*The Best Last Place,*" Montana.





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, establishments offering fine food from the nationally acclaimed dining at "The Grand Hotel", to casual meals at the Timber, motels, bed and breakfasts, movie theater, brewery, and a paved airport capable of facilitating most any private aircraft. Big Timber has much to offer as a small comfortable Montana town.

BILLINGS: Located approximately 82 miles to the east, Billings is the center of Montana's livestock industry. The International Airport in Billings is presently serviced by 5 majors airlines. Billings has two of the finest medical facilities in the northwest. Shopping, fine dining, theater and the arts make Billings the true hub of Montana.

BOZEMAN: Located 63 miles west via I-90, Bozeman is the home to Montana State University. Bozeman is known as a year-round recreation center. Fishing is a short distance away on the Gallatin, Madison, and Jefferson Rivers. Gallatin County has numerous hiking and biking trails. Bozeman's winter time sports feature skiing Bridger Bowl's legendary "Cold Smoke Powder" or a 45 mile drive to Big Sky, Montana's largest ski area and summer resort. For cross country skiing enthusiasts, this area of Montana features miles of groomed and unpacked cross-country trails.



This map is for visual aid only and accuracy is not guaranteed

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