

***The Contemporary Farmhouse
10109 Bridger Canyon Road
Bozeman, Montana***

Property Feature Sheet

Legal Description: Tract 1 COS 1028

Square Footage: 3269 per appraiser

Bedrooms: 3

Bathrooms: 2.5

First Floor: 1826 square feet

Entry Hall, 2 Mud Rooms with built in desk area adjoining the two car garage. Guest Bathroom with soapstone counter and special copper sink. Great Room with wood burning fireplace, French Doors to terrace, Dining Area , Custom built t.v. cabinet to the left of the fireplace.

Kitchen – Viking blue enamel range with two ovens and 6 burners and griddle with Viking Hood. Viking refrigerator and freezer, Jenn Air trash compactor, dishwasher. Microwave and 2 hole Farm Sink. Soapstone counters and Tulikivi soapstone stove in kitchen with eating area and bar sink.

Master Bedroom- with French doors to the terrace, and Italian plaster walls lovely windows, white oak floors. Large walk in closet. Sliding barn door for privacy.

Master Bathroom- two sinks, glass tile countertops, tumbled travertine stone floor, heated towel rack, custom cabinets, plaster walls, lovely large rain shower with tile and stone floor. Claw foot bath tub.

Second Floor: 866 square feet

Lovely staircase with chandelier leads to the second floor. Beautiful railing and custom woodwork. Sitting area with French doors to the covered porch. The roof is engineered for heavy snowload with rubber membrane. Two Bedrooms one with darling shuttered interior windows and nice exterior windows. Second bedroom does not have a closet, but does have a large t.v. armoire. Antique chandeliers in the rooms.

Large Bathroom with 2 sinks , ceramic tile floor large shower and oversized tub, with porcelin tile on walls.

Basement: 577 square feet finished. Laundry Room with red Tromm Washer and Dryer. 2 storage rooms. Corbond crawl space which holds the pressure tank and cistern valve.

Year Built: finished 2008, designed by Comma Q Architects, and built by Swanson Construction

Garage: 2 car garage and studio space adjoining with large windows to the East and South which has electric and gas to the space and provisions for hot tub or gas stove.

Sewer: septic, permit # 14733 approved for 4 bedrooms

Utilities: Heating System – Trane propane forced air furnace, Crown Boiler for the radiant heat in the floors of the bathrooms and kitchen and office area.

Propane Tank- 1,000 gallon buried filled by Amerigas

**Water Source- well 316 ‘ deep 7gpm, GWIC #235884
Built in Central Vacuum**

Approximate cost of utilities: \$67/month electric and about \$3,000/ year propane cost.

Roof: metal

Exterior: wood and reused timbers

**Technology: rubber membrane on small flat roofs, engineered for snowload.
Cistern filled by rain and snow from roof, and augmented as needed by well. This water used to irrigate lawn and plantings. There is a 10,000 gallon buried cistern with a water outlet for the Bridger Canyon Fire Department to use if necessary.**

**Insulation: walls have 2” foam with R-11 batt= R-25
Ceiling is blown in R-46**

Taxes: \$4466.33 for 2009

Lot Size: 20 acres

Note: Bozeman Tree Service monitoring the trees, Ann Reader does the landscaping, Simplify Management manages the property.

Zoning: Bridger Canyon Zoning

Highlights: Lovely intimate architect designed house, custom built with interiors by Laura Fedro. Italian plaster walls and beautiful design throughout the house. Outdoor front terrace of brick which is a very enjoyable patio in the summer months. Very private terrace in the back of the house to enjoy the views of Bridger Canyon.

All fenced around the house for dogs to run

Offered at \$1.395 million, priced below appraisal 6-10

ALL FIELDS DETAIL



(6) Mls #	170678	(19) Bedrooms	3
(17) Status	Active	(20) Baths	3
(9) Type	Single Family Over 1 Acre	(21) Lot Size	11-20.999 Acres
(12) Address	10109 Bridger Canyon Road	(22) Aprx. Sq	3001-4000
(14) City	Bozeman	(23) Garage	2 Attached
(15) State	MT	(24) Horse	Allowed
(16) Zip	59715	(25) Water Amenity	None
(10) Area	Boz Area Bridger Cyn 2B	(26) Public Land Adjacent	No
(7) Class	Residential	(27) Levels	2 Floors with Basement
(11) Asking Price	\$1,395,000	(28) Log	No
(18) Sale/Rent	For Sale		
(108) IDX Include	Yes		

GENERAL

(1) Input Date	6/23/2010 9:15:00 AM	(29) Guest Quarters	No
(30) Number Of Acres	20.0000	(32) Agent	Vivian Bridaham - OFC: (406) 586-4408
(33) Listing Office 1	Glacier Sotheby's International Realty - OFFICE: (406) 586-4408	(38) Exclusive Right to Sell	Yes
(39) ExclusiveAgency	No	(40) Subagency Offered	No
(41) Selling Office Fee	2.75	(42) For Sale Sign Placed	Yes
(43) Flood Plain	No	(44) Dual or Variable Commissn	No
(45) Legal	COS 1028 Tract 1	(46) Year Built	2006
(47) # Full Baths	2	(49) # 1/2 Baths	1
(50) Listing Date	6/22/2010	(51) Expiration Date	6/22/2011
(52) Subdiv.	OTHER	(53) Directions	Bridger Canyon Road past Jackson Cr. Rd. to mile marker 10 home on left Bridger Canyon
(55) Well/Gpm	316/7	(56) Zoning	
(57) Modular Construction	No	(58) Approx SqFt	3269
(59) Builder/Architect	Comma Q	(60) Price per SqFt	426.74
(61) Est SqFt Finished	3269	(63) Est SqFt Fin Bsmt %	577
(64) Est SqFt Total	3269	(65) Apx SqFt Main	1826
(66) Apx SqFt Upper	866	(67) Apx SqFt Lower	576
(69) # Smoke Detector	1+	(71) Parcel Tax ID #	00RF122038
(77) Owner Name	Tonn	(79) Occupant Name	owner
(81) Insulation	yes	(87) Apx Lot Sz - SqFt	20 acres
(88) Covenant	yes	(89) Associated Document Count	0
(90) Showing Instructions	call listing agent to show 406-586-4408	(91) Realtor.com	Transmit
(92) Original Price	\$1,550,000	(93) Cumulative DOM	41
(94) Cumulative DOMLS	40	(95) Agent Hit Count	82
(96) Client Hit Count	13	(97) Certified Green Building	No
(98) HOA	No	(102) VOW Include	Yes
(103) VOW Address	Yes	(104) VOW Comment	Yes
(105) VOW AVM	Yes	(106) Update Date	8/2/2010
(501) Days On Market	41		

FEATURES

Carpet Partial	Patio/Deck Patio	Documents on File Survey	Exterior Wood
Square Footage Source Other	Yard Lawn	Photographs	Main Level Master Bedroom
Appliances Range	Landscape	Septic Diagram	Kitchen
Microwave	Underground Sprinklers	Covenants/Restrictions	Dining Area
Refrigerator	Fencing Partial	Plat	Living Room
Dishwasher	Water - Domestic Private Well	Classification&Appraisal	Fireplace/Stove
Disposal	Sewer Septic	County Sanitarian	1 Full Bath
Compactor	Showing Instructions Appointment w/ LA	Property Disclosure	1 Half Bath
Washer	View Mountains	Amenities/Safety Features Central Laundry	Upper Level 2 Bedrooms
Dryer	Valley	Central Vaccum	1 Full Bath
Woodstove	Spectacular View	Basement Partial - Finished	Extra Room
Central Vacuum	Wooded	Partial - Unfinished	Utility Services Telephone
Heating/Cooling Propane		Style Custom	Ownership Full
Wood		Possession Funding	Lower Level Laundry Room
Radiant		Interior	
Forced Air			

FEATURES

Roof Asphalt Other	Secluded Rural Meadow	Ceiling Fans Garage Door Openers Hardwood Floors Tile Floors Vaulted Ceilings Window Coverings Wood Fireplace Wood Stove	Laundry Area
Driveway Concrete Black Top	Street Paved		

FINANCIAL

(114) Apx Tax \$	4466.33	(115) Tax Year	2009
(116) Assoc.Fe	tbd	(117) Own/Fin	No
(125) Lockbox	No	(126) Lockbox Auth	No
(127) Terms Offered	cash		

AGENT INFORMATION

Beautifully designed and very well built house with great views of Bridger Canyon. Lovely interiors designed by Laura Fedro. Priced below June 2010 appraisal.

PUBLIC INFORMATION

Contemporary Farmhouse designed by Comma Q Architects and built by Swanson Construction finished in 2008. Intimate interiors beautiful colors and views of Bridger Canyon. Lovely landscaping and private setting. Studio space on East side of the garage. Priced below 2010 appraisal.

ADDITIONAL PICTURES



DISCLAIMER

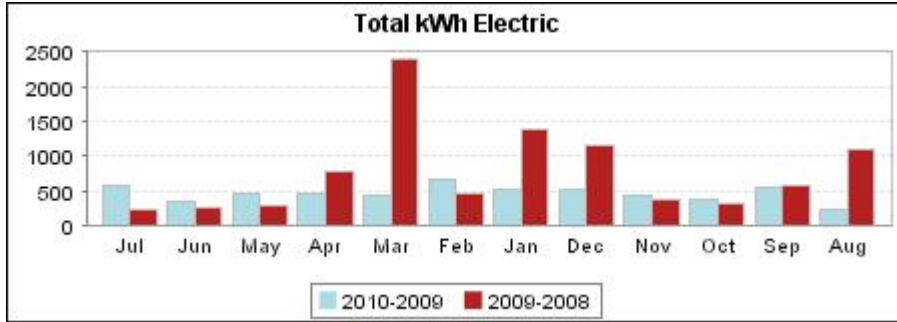
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NorthWestern Energy

Usage History

Real Estate Agent
Name:

Property Address: 10109 BRIDGER CANYON DR
BOZEMAN MT 59715



The tables below show your energy usage for the past 24 months. This information may be useful as you look for opportunities to save energy or when you compare offers of energy suppliers. These figures do not include usage for area lighting or other unmetered services.

Year	2010							2009				
Month	Jul	Jun	May	Apr	Mar	Feb	Jan	Dec	Nov	Oct	Sep	Aug
Electric												
Usage (kWh)	576	349	457	449	423	672	523	511	440	363	543	218
Demand (kW)	0	0	0	0	0	0	0	0	0	0	0	0
\$ Billed	57	36	46	45	43	65	51	50	44	37	53	24
No. Days	30	30	32	30	29	31	31	32	30	29	32	29
Year	2009							2008				
Month	Jul	Jun	May	Apr	Mar	Feb	Jan	Dec	Nov	Oct	Sep	Aug
Electric												
Usage (kWh)	222	265	279	769	2384	447	1387	1166	378	327	585	1100
Demand (kW)	0	0	0	0	0	0	0	0	0	0	0	0
\$ Billed	25	29	30	75	226	47	135	114	41	37	64	117
No. Days	30	29	31	31	29	28	34	29	32	29	30	34

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Gallatin City-County Health Department, Environmental Health Services

In accordance with the Regulations for Wastewater Treatment Systems (effective June 27, 2004), Section 7, a completed system certification form and as-built is required for all wastewater treatment systems installed and must be submitted to EHS within 30 days of the date the inspection was scheduled with EHS. Failure to submit a system certification form and as-built for an installed system may result in the invalidation of the permit and the revocation of the registration of competency.

Please print or type the following information (black or blue ink):

Scheduled Inspection Date: 7/24/07 Permit Number: 14733

Property Owner: Lance & Linda Town

Site Address: 10109 Bridger Canyon Rd.

Type of System Installed: Conventional

Size of Septic Tank: 1500 Double/Single Compartment (Circle one) Size of Dose Tank (if used):

Total Sq./Ft of Drainfield Installed: 672 Trench Width: 2'

Distribution Method: Gravity/Dosed / Pressure Distribution (Circle One) Trench Depth: 24"

Size and Type of Pump:

Name of Installer: Rich Stoltzrus Type of Drainfield Installed: (Circle one)

Business Name: R.S. Const. & Exc. Gravel & Pipe (Gravelless Chambers)

Certification Of System Installation

I hereby certify the above-referenced wastewater treatment system was installed in the approved location and in accordance with the approved plans and applicable regulations. All required setbacks have been met and all materials used in construction of the system comply with state and local regulations. I also verify that any water well on site at the time of the system inspection was located according to the approved plans.

Richard Stoltzrus

Print name of Installer, Site Evaluator or PE Certifying System

R.S. Const & Exc

Business Name

[Signature]

Signature of Installer, Site Evaluator or PE Certifying System

8/15/07

Date

HEALTH DEPARTMENT USE ONLY

Installation Approval By: GLEND Inspector Coes Date: 7/24/07

Final Approval By: [Signature] Date: 9/7/07

Final approval is the approval granted upon review and acceptance of the system certification and as-built drawing. The permit to construct then becomes a permit to operate the system as approved.

Inspections are performed only for determining compliance with these regulations and the approved permit. EHS is not responsible for ensuring workmanship. Final approval of a wastewater treatment system shall not be construed as a guarantee to the life expectancy or operation of the system.

Permit To Operate: Approved for 4 Bedrooms or 350 GPD