

3701 Trakker Trail Unit 2-G, Bozeman, Montana 59718  
Listed at \$479,000.

Total Square Feet: 1,154

Main floor: Kitchen, dining area and living room, office area, 655 sq. ft.

Upstairs Loft: 499 sq. ft: Master Bedroom and closet and Master Bathroom with large walk in shower with multiple heads.

Year Built 2003, feature in Parade of Homes condo 2004.

Trakker Building Condominiums : mixed use commercial, ample parking, great views of the mountains, across from 100 acre park, elevator-handicap access, loading dock at rear of building, quality steel and concrete construction, Bozeman City services.

Baxter Meadows Commercial: The Baxter Meadows Development features a traditional neighborhood design combined with cutting edge technology services. Office, retail, restaurants and residential areas will all be within walking distance.

Trakker Live/ Work Unit: Practical features such as exposed duct work and steel beams give the loft that hip industrial atmosphere of a converted warehouse in the city.

This 1154 SF loft condominium offers sophisticated upscale design:

Custom glass and steel work throughout

Automated lighting and shade control

Gas heat/ Air conditioning

Two in line water heaters

Wired for Plasma TV/ Sound and computer

Vivid technology

HOA Dues: \$669.60 Quarterly: HOA contact: Crystal Pintar, 406-599-1907

The Kitchen was designed by Intrinsic Architecture, combining stainless steel with a cantilevered glass counter for guests, the island is a sculptural focus.

Top of the line Miele appliances including:

Built in Miele espresso maker/ cooktop& Built in oven

New Miele refrigerator freezer, Sharp microwave

Franke stainless steel sink and faucet

Richlite countertops

Fisher Paykel two drawer dishwasher

Custom made maple cabinets by Crown Creations

Steel water fountain art piece

marble dining table

Prima track lighting

Second Floor:

Glass countertop and sink in bathroom

Floating maple vanity cabinet

Bosch Washer and Dryer

Hans Grohe plumbing fixtures and shower system with multiple heads  
One shower head to be replaced by Ranger Plumbing and wall repaired.

Etched glass panel shower

Walk through shower with projection TV viewing from shower

Custom built maple platform bed and nightstands

Sliding maple panel doors that double as wall divider and closet and washer / dryer.

Wired Audio/Video system

Storage Unit: on the second floor of the building is a nice sized private storage unit for this unit.

2021 Taxes: \$2143

Interior Designer Judy Smaaland designed this unit for the 2004 Parade of Homes.

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A flooring allowance for the main floor living space to be credited to buyer for a mutually agreeable new flooring to replace the cork flooring.

Price: \$479,000.00 \$415/sq. ft.

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