

Feature Sheet : 372 Cinnabar Basin Road, Gardiner, Montana, 59030

Cinnabar Retreat, Gardiner, Montana

This rare retreat within 20 minutes of Yellowstone National Park is filled with great vistas, lots of wildlife and peace. The Cinnabar Basin was inhabited 5,000 years ago by Ancient People. This 70 acre property is protected in perpetuity by a Conservation Easement with The Montana Land Reliance which allows one residence and no subdivision of the property. The land is bordered on 3 sides by National Forest with an easement from the National Forest for the driveway that accesses the house.

The 2060 square foot log house was well built in 1982, and finished much later, and the garage/shop is 960 square feet and has a new propane Reznor gas heater installed in 2020.

\$995,000.

Directions: Highway 89 South of Livingston to Corwin Springs, turn right and pass Yellowstone Hot Springs and cross the bridge across the Yellowstone River. Turn right and in about 1 mile turn left up the hill, stay straight for 2 miles on Cinnabar Basin Road, turn right at the 372 mail box on the right. About 4 miles from the bridge.

70.01 deeded acres

House total square feet:2160

first floor:1080 sq. ft.

Living Room with wood floors and a Hearthstone Wood Stove with soapstone top. Leather couch, chair and side tables and lamps, rug and electronics: TV, stereo, speakers, and outside speakers convey. Weather Station is hooked up reads at the house. Dining Area with dining table and 4 chairs and built-in sideboard.

Kitchen: Barstools convey and disposal, Panasonic Microwave, Whirlpool gas range and oven, and fan, Whirlpool refrigerator and freezer. Corian solid surface countertops and 2 hole stainless sink. Pantry cabinet in kitchen. Reverse Osmosis water system under the kitchen sink for drinking water, to treat the slight sulphur smell in the well water, which is common to the area.

1 bedroom, Queen bed, 2 dressers, office and an office with desk and chair on the Main floor. One full bathroom with great storage, vinyl floors.

Smoke detectors throughout the house.

The Bedroom windows have foam board to install when you leave for a length of time.

1000 gallon propane tank up the hill now at 80% capacity. Filled by Silvertip Propane Co.

Lower Level:

Walk out basement. Family room carpeted, with bookcases. Rinnai heater , hard wired phones will convey. Floor safe in entry closet, and another metal safe in bedroom closet. 1 bedroom with Queen bed and 2 side tables and bedside tables and lamps and dresser and mirror. The bed has been newly made with fresh bedding.
Full Bathroom with vinyl floor

Laundry Room and Utility Room: LG Heavy Duty True Balance Direct Drive large capacity washer, Whirlpool dryer.

Water pressure tank and propane forced air furnace. On Demand water heater and Radon mitigation system.

Trex decking on covered deck with 2 wrought iron tables and 4 chairs.
Hot tub conveys but condition is unknown.

Garage/Shop: 960 square feet, new heater 2020

Reznor Propane Heater, turned on near box with thermostat. Overhead lights turn on at electrical box, Workbench conveys, lawnmower and weed whacker conveys. General tools needed for the property will convey. Liftmaster Doors with Remotes.

Water Rights:

well 225 ft. 7 gpm.#43B91496, 43B15680, 20 gpm, pump well

Irrigation:#43B3058,43B3059,43B9960

Septic Permit:2 bedrooms, #4752000 June 1981, 1000 gal tank

Propane tank buried.

Satellite Internet Service from HughesNet

sound system inside and outside

When gone for a longer time, the owners keep the heat at 50 degrees.

noxious weeds have been managed annually

No cell service

Hughes Net: internet/ WiFi

2020 Property Taxes: \$2476.00

All water rights and mineral rights owned by the Seller appurtenant to the property to convey to the Buyer.

Wildlife: elk, black bear, mule deer, mountain lion, red fox, and bighorn sheep, and many varieties of birds.

MLS#362649

OFFERED AT: \$995,000 , partially furnished, see Personal Property to Convey.

Listed by:

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