

Shadowood, Emigrant, Montana

259 Rock Creek Road, Gardiner, Montana, accessed via a Forest Service Road.

Legal Description: GRIZZLY MEADOWS, S23, T07 S, R06 E, Lot 051, COS 544

Shadowood is in an incredible setting between Livingston, Montana and approximately 16 miles North of Yellowstone National Park. It is bordered on 3 sides by National Forest and overlooks a large ranch with a conservation easement on it.

Acreage: 20.765 with Locus Split Rail Fence at entrance and Gated with Lanterns and light sensing controls.

Elevation: approximately 6,000'

Utilities: Park County Electric, propane gas 5,000 gallon in 2 underground tanks

Domestic well : GWIC i.d. log#176338, 30gpm 145 feet deep Gravity Fed!

A 1,000 gallon above ground tank provides gasoline for vehicles .

Annual Utility Costs: approximately: \$6,000.00

Insurance Agent: Payne West, Livingston, Fireman's Fund

Internet Provider: Wisp West

Rock Creek Road is plowed by Rob McDonald of Steel Creek Construction and the homeowners share in the cost. Shadowood is also plowed by him and the Sellers pay him for that.

Buildings:

Guest House:

Approximately 2952 sq. ft. Main House built and designed of log and stone, in 1999, by Neville Log Homes, Victor, Montana. Extremely well built.

3 bedrooms, 1.5 bathrooms.

2nd Floor=Main living : Great Room , overlooking the Paradise Valley and the Yellowstone River. Large Cypress deck . Rough Sawn Cedar floor.

Large Stone Fireplace: wood burning.

Kitchen: Granite counters, rough sawn cedar floor

Appliances: Sub Zero refrigerator/freezer.

Viking Gas Range, New Dishwasher 2020, Bar sink and main sink

Master Bedroom: with balcony, log entertainment system built in.

Master Bathroom: 2 sinks, Jason Jet Tub,

Walk in Closet

Balcony above Great Room: Family Room with great views!

Ground Floor:

Tile entry floor and freezer

Utility Room with new (2020) Furnaces and heat pump, and Kenmore Washer and Maytag Dryer

Family Room with Bar and sink and small refrigerator. Carpeted

2 large bedrooms carpeted

½ Bath and a shower.

Carport next to house for two vehicles and 2 Bunkrooms above with carpet and heat.

The ranch has corrals for horses and automatic waterer.

Septic:

#682178 House Updated,

Receipt #9897, Lodge- 3 bedrooms 2002

Heating System: 2- new 2020, Honeywell Propane gas forced air furnaces with humidifier and electronic air cleaner with air conditioning.

2 water heaters

Honeywell Air Cleaner

Well Rite Pressure Tank

115/220V Electric Service

Security System

Shadowood Lodge:

Shadowood Lodge built in 2002 with 5100 square feet is a party house extraordinaire. Commercial Kitchen: Vulcan Range, Flat top Griddle, 2 Fryers, Dutchman Ice Machine. 1/2 bath, approximately 3700 square foot garage / shop are on the ground floor with concrete walls and floor and steel construction with Firewalls throughout. A dumbwaiter services the second floor. The second floor with its large deck surrounding the Lodge with views of Yellowstone National Park, the Yellowstone River and the Paradise Valley is where the fun begins. The Great Room with a large hand crafted solid Cherry Bar with hand carving illustrating local wildlife is the centerpiece of the Lodge. A large stone, wood burning, fireplace with hand wrought iron doors adds to the ambiance. A large custom iron forged Chandelier illuminates the Great Room. The walls are Pecky Cyprus. The Lodge has a beautiful Kitchen and 3 Bedrooms and 1 Full and 1- 3/4 and 1- 1/2 Bathrooms on the second floor.

The Lodge is sold Turnkey. A list of Personal Property to convey is available from Listing Broker.

Hot water radiant floor heat, frame construction , concrete foundation, no basement 800 sq ft of living space on the ground floor with 3700 sq, ft of garage/shop space with Wash Bay with Hotsy Carwash System with 14' ceilings. The walls are concrete there is a Walk In Cooler and a 1/2 bath and Utility Room and Dumb Waiter. Central Vacum system and the ceiling is poured concrete. The building is built with Firewalls as a safety feature and for noise mitigation. Montana Sash and Door provided the doors on the 2nd floor.

The second floor has 4300 sq ft of living space, per the cadastral.

The Party Space: The 2nd floor has its' own lovely kitchen with cypress paneling, and custom cupboards by Richard Beck of Wyoming. Concrete counters, a Copper Hood, a Bosch Dishwasher, Five Star gas range, and SubZero Refrigerator make this a special place for cooking. The sink is in the Butcher Block Island.

The Great Room:

The focus of the grand space is the solid cherry Bar, all hand carved with local wildlife. The bar has a refrigerator, wine cooler and 2 sinks.

The chandelier is from Monarch Designs, custom forged iron .

The large steel beam is covered.

The ceiling is 35' tall and there is a large stone fireplace with custom wrought iron doors. The slate floor is from India. The walls are Cyprus.

As many as 200 people have attended parties here.

There are 3 bedrooms, 3 total Bathrooms: 1 full ,1- 3/4 bathroom, and 1/2 bathroom.

The bedrooms have stamped concrete tiles with in floor radiant heat.

The deck surrounding the second floor is made of solid Cyprus with powder coated steel supports and railings.

There is a washer and dryer on the second floor.

Covenants : Grizzly Meadows, no HOA or fees

2019 Taxes: approximately \$ 8092.

Zoning: Ag/ Rural Residential, the property is accessed by Rock Creek Road, a Forest Service gravel road.

There is a weed management plan in place.

Wildlife: Elk, Deer, Moose, Bear, Lions, and Raptors frequent the property.

All water and mineral rights appurtenant to the property owned by seller to transfer to buyer at closing.

Offered at \$1,850,000

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