

Cross Property All Fields Detail

Listing

CONFIDENTIAL DOCUMENT - BIG SKY COUNTRY MLS MEMBER USE ONLY
ALL FIELDS DETAIL REPORT

MLS#: 371788 **Class:** Residential
Status: Active **Detached Condo:** No
Asking Price: \$479,000 (\$415.08/SF) **Type:** Condominium
Original Price: \$479,000 (\$415.08/SF) **Total Sq Ft:** 1,154
Sq Ft Source: Dept Of Revenue (C & A)
Address: 3701 Trakker Trail 2-G/GI Trail Unit#2G
City: Bozeman **Levels:** 2 Floors no Basement
State: MT **Bedrooms:** 1
Zip: 59718 **Baths:** 1.0
Area: 1NW - Boz N of Main/W of 19th **Lot Size:**
County: Gallatin **Garage:** None
Subd/Complex: Baxter Meadows **Year Built:** 2003
Legal: TRAKKER BUILDING CONDO, S34, T01 S, R05 E, UNIT 2-G/GL
Directions: West on Baxter from 19th, North on Caballo, condo is located on the NW corner, access via front door. Unit is on second floor middle of building: 2G

Recent: 06/15/2022 : New Listing

GENERAL LISTING INFORMATION

| | |
|--|--|
| Input Date: 06/15/2022 10:32 AM | Update Date: 06/15/2022 |
| Listing Date: 05/02/2022 | Expiration Date: 11/02/2022 |
| Agent 1: Vivian Bridaham Banta Ph:(406) 580-7516 | Administrative Fee: |
| Office 1: Big Sky Sotheby's - Bozeman Ph:(406) 586-6688 | Selling Office Fee: 2.75 |
| Agent 2: | Dual/Variable Comm: No |
| Office 2: | Listing Type: Exclusive Right to Sell |
| Agent 3: | Short Sale/Foreclosure: Neither |
| Office 3: | |

PROPERTY DETAILS

| | |
|--|---|
| New Construction: No | HOA: Subdivision HOA - Yes / Condo HOA - Yes |
| New Const Type: | HOA Amount: \$669.60 |
| Est. Complete Dt: | HOA Pay Period: Quarterly |
| 1st Level Sq Ft: 655 | HOA Contact: Crystal Pintar |
| 2nd Level Sq Ft: 499 | HOA Contact Ph: 406-599-1907 |
| 3rd Level Sq Ft: | Zoning: B2 - Community Business |
| Abv Grade Sq Ft: 1,154 | Possible Use: Vacation Home |
| Bsmt Level Sq Ft: | Condo Name: Trakker Building Condo |
| Permanent Foundation Type: | Livestock Permitted: No |
| Unfinished Sq Ft: 0 | Modular Construction: No |
| Loc of Unfinish SF: | Pets: Allowed |
| Guest Quarters: No | Water Amenity On/Adj.: None |
| Guest Sq Ft: | Flood Plain: |
| # Full Baths: 0 | Public Land Adjacent: |
| # 3/4 Baths: 1 | Exceptions: |
| # 1/2 Baths: | Covenant Y/N: Yes |
| Builder/Architect: Williams/ Methun Architects, Seattle | Covenant Description: |
| Parcel Tax ID#: RFG51153 | Certified Green Bldg: |
| Additional Parcel Tax IDs | Airstrip Runway Airport: |
| Showing Instructions: Call listing agent: Vivian 406-580-7516, easy to show.Lock Box on floor next to front door. | |

MISCELLANEOUS

| | |
|---|---------------------------------|
| Days On Market: 44 | Realtor.com: Yes |
| CDOM: 44 | IDX Include: Yes |
| Lockbox Type: Listing Agent to Accompany | IDX Include Address: Yes |
| Owner Name: James R Sporn | ListHub: Yes |
| Occupant: Owner | VOW Comment: No |
| Rent Amount: | Automated Valuation: Yes |
| Rental Period: | |

FEATURES

| | |
|--|--|
| Flooring: Other, Partial Carpeting, Wall To Wall Carpeting | Basement: |
| Appliances: Wine Fridge, Cooktop, Dryer, Microwave, Refrigerator, Wall Oven, Washer | Style: Contemporary |
| Heating: Furnace - Gas | Interior: Vaulted Ceiling, Walk-In Closets |
| Cooling: AC-Central | Site Improvements: |
| Roof: Metal | 1st Level: Dining Area, Living Room, Kitchen |
| Patio/Deck: Balcony | 2nd Level: Master Bedroom, 1 - 3/4 Bath |
| Exterior: Metal | 3rd Level: |
| View: Mountains, Valley | Utility Services: 115V Electric, 220V Electric, City Sewer, City Water, Fiber Optic, Natural Gas, Telephone |
| Road Access: | Safety Features: Fire Sprinkler System, Smoke/Heat |

Community: Park, Playground, Sidewalks, Trail System
HOA Includes: Park/Trail Maintenance, Garbage, Insurance, Lawn Care, Snow Removal, Water and/or Sewer
Condo Features: Middle Floor, Middle Unit, Multi-level, Common Entrance, Elevator

Outbuildings:

Detector, Street Lights
None

AGENT INFORMATION

Agent Only Remarks

Miele Kitchen with espresso maker and wine cooler and Master Bathroom Hans Grohe plumbing fixtures and multi head shower system make this sophisticated condo very usable. Easily accessible to trails and parks with great views . Cork floor will be replaced on Main floor, scheduled for mid August. Seller has had shower head replaced by Ranger Plumbing and all will be repaired. The marble dining room table conveys below the fountain.

PUBLIC INFORMATION

Public Remarks

This modern loft is sleek and contemporary. It is compact, well designed, efficient, yet high on style and custom detail, from the stainless steel professional Miele kitchen appliances, to the one-of-a-kind "floating bed". It's high tech from wireless Internet to the computerized window coverings in the bedroom. It's new Urbanism in Bozeman. The two-story industrial Trakker Building, made of glass, concrete and wood is the prototype for commercial-residential buildings. The developer, Jerry Williams, worked with Methun Architects of Seattle and also Collaborative Designs from Billings. This unit was designed by an interior designer in 2004 and on the Parade of Homes. Maple cabinetry, and an ambient fountain over the dining table give an organic style to the otherwise hard materials used in the condo. Upon entering the unit, unobstructed views of the Bridger Mountains greet you through the floor to ceiling windows. The Master Bathroom is luxurious, very hip with many head shower.

FINANCIALS

Tax Year: 2021
Apx Tax Amt: \$2,143
SID/RID: No
Possession: All Documents/Funds Rec'd

Terms Acceptable: Cash
Preferred Title Company: First American Title Co.
Ownership: Full
Financial Comments:

Prepared By: Vivian Bridaham Banta

Date Printed: 06/15/2022

Photos

Condominium

3701 Trakker Trail 2-G/GI Trail Unit#2G

LP: \$479,000

[371788](#) Active

Bozeman, MT 59718



Trakker Building

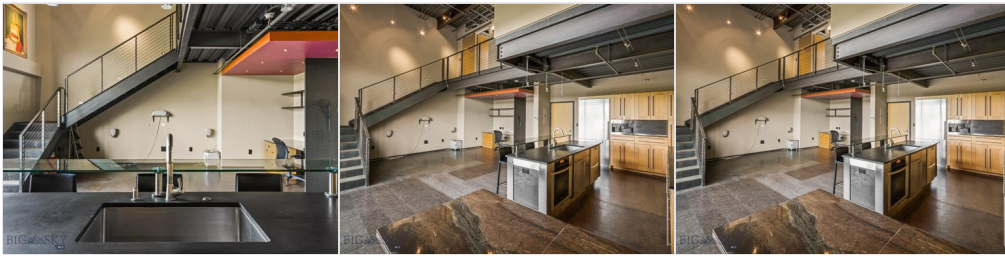


Miele Kitchen



Living Area





Bathroom



Many head shower

Glass frosted wall



Bedroom



Bedroom and closet



Main level view to balcony