

## Cross Property All Fields Detail


 Listing

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

**MLS#:** 341016      **Class:** Residential  
**Status:** Active      **Type:** Single Family  
**Asking Price:** \$1,850,000 (\$362.75/SF)      **Total Sq Ft:** 5,100  
**Original Price:** \$1,850,000 (\$362.75/SF)      **Sq Ft Source:** Dept Of Revenue (C & A)  
**Address:** 259 Rock Creek Road  
**City:** Emigrant      **Levels:** 2 Floors no Basement  
**State:** MT      **Bedrooms:** 3  
**Zip:** 59027      **Baths:** 3.0  
**Area:** 6PVW - Liv Area - Paradise      **Lot Size:** 20.765 - Acres  
 Valley W of 89S  
**County:** Park      **Garage:** 3 Attached  
**Subd/Complex:** Grizzly Meadows      **Year Built:** 2002  
**Legal:** GRIZZLY MEADOWS, S23, T07 S, R06 E, LOT 051, COS 544  
**Directions:** south of Livingston Hwy 89 to Tom Miner, right across Yellowstone left Rock Creek Rd 2.59 miles



### GENERAL LISTING INFORMATION

<b>Input Date:</b> 12/10/2019 01:27 PM	<b>Update Date:</b> 12/10/2019
<b>Listing Date:</b> 11/24/2019	<b>Expiration Date:</b> 11/21/2020
<b>Agent 1:</b> <a href="#">Vivian Bridaham Banta Ph:(406) 580-7516</a> 	<b>Administrative Fee:</b>
<b>Office 1:</b> <a href="#">Big Sky Sotheby's - Bozeman Ph:(406) 586-6688</a>	<b>Selling Office Fee:</b> 2.75
<b>Agent 2:</b>	<b>Dual/Variable Comm:</b> No
<b>Office 2:</b>	<b>Listing Type:</b> Exclusive Right to Sell
<b>Agent 3:</b>	<b>Short Sale/Foreclosure:</b> Neither
<b>Office 3:</b>	

### PROPERTY DETAILS

<b>New Construction:</b> No	<b>HOA:</b> Subdivision HOA - Yes
<b>New Const Type:</b>	<b>HOA Amount:</b> \$0.00
<b>Est. Complete Dt:</b>	<b>HOA Pay Period:</b>
<b>1st Level Sq Ft:</b> 800	<b>HOA Contact:</b>
<b>2nd Level Sq Ft:</b> 4,300	<b>HOA Contact Ph:</b>
<b>3rd Level Sq Ft:</b>	<b>Zoning:</b> AR - Agricultural & Rural Residential
<b>Abv Grade Sq Ft:</b> 5,100	<b>Possible Use:</b> Vacation Home
<b>Bsmt Level Sq Ft:</b>	<b>Condo Name:</b>
<b>Unfinished Sq Ft:</b>	<b>Modular Construction:</b> No
<b>Loc of Unfinish SF:</b>	<b>Pets:</b> Allowed
<b>Guest Quarters:</b> Yes, 3 or More Bedrooms, Half Bath, Full Bath, Family Room, Guest House, Kitchen, Laundry, Living Room, Loft	<b>Water Amenity:</b>
<b>Guest Sq Ft:</b> 2,952	<b>Flood Plain:</b> No
<b># Full Baths:</b> 2	<b>Public Land Adjacent:</b> Forest Service
<b># 3/4 Baths:</b>	<b>Exceptions:</b>
<b># 1/2 Baths:</b> 2	<b>Covenant Y/N:</b> Yes
<b>Builder/Architect:</b>	<b>Covenant Description:</b>
<b>Parcel Tax ID#:</b> <a href="#">0004992280</a>	<b>Certified Green Bldg:</b>
<b>Additional Parcel Tax IDs</b>	<b>Airstrip Runway Airport:</b>
<b>Showing Instructions:</b> 24 hour notice required, appt. with Vivian 406-580-7516, listing agent to accompany all showings.	

### LIVESTOCK

Animal	Quantity	Seasonal?
Horse	Fewer than 10	

### MISCELLANEOUS

<b>Days On Market:</b> 159	<b>Realtor.com:</b> Yes
<b>CDOM:</b> 561	<b>Zillow/Trulia:</b> Yes
<b>Lockbox Type:</b> None	<b>IDX Include:</b> Yes
<b>Owner Name:</b> Arrendale	<b>IDX Include Address:</b> Yes
<b>Occupant:</b> Owner	<b>ListHub:</b> Yes
<b>Rent Amount:</b>	<b>VOW Comment:</b> No
<b>Rental Period:</b> Contact Agent	<b>Automated Valuation:</b> No

### FEATURES

<b>Flooring:</b> Tile Floors	<b>Basement:</b> None
<b>Appliances:</b> Wine Fridge, Central Vacuum, Dishwasher, Dryer, Freezer, Microwave, Range, Refrigerator, Washer	<b>Style:</b> Custom
<b>Heating:</b> Propane, Radiant (Ceiling/Floor)	<b>Interior:</b> Central Vacuum, Automatic Garage Door, Vaulted Ceiling, Walk-In Closets, Wet Bar, Window Coverings, Wood Fireplace
<b>Cooling:</b> None	<b>Site Improvements:</b> Landscaped Yard, Lawn, Partial Fencing

<b>Roof:</b>	Metal	<b>1st Level:</b>	Wood, Rail, Log Fencing 1 Half Bath, Kitchen, Garage
<b>Patio/Deck:</b>	Deck	<b>2nd Level:</b>	3 Bedrooms, 2 Full Baths, 1 Half Bath, Dining Area, Living Room, Kitchen, Laundry Area, Fireplace/Stove
<b>Exterior:</b>	Wood	<b>3rd Level:</b>	
<b>View:</b>	Mountains, Stream, Creek, River, Trees, Valley, Wooded	<b>Utility Services:</b>	115V Electric, 220V Electric, Electricity In, Private Well, Septic, Telephone
<b>Road Access:</b>	Gravel	<b>Safety Features:</b>	Security System
<b>Community:</b>		<b>Outbuildings:</b>	Corrals
<b>HOA Includes:</b>			

**AGENT INFORMATION**

**Agent Only Remarks**

Owners receive mail in Emigrant, Cadastral lists address as Gardiner. Shadowood is in an incredible setting, between Livingston, Montana and approximately 16 miles North of Yellowstone National Park. The 20 acre parcel with a stone and shingle Guest House and a Lodge, a great house for parties, is surrounded by National Forest on 3 sides. Your neighbors are wildlife: Elk, Deer, Bear, Lions, and Raptors. Views of Paradise Valley and the Yellowstone River. Easy to Show. Owners are living in the Guest House.

**PUBLIC INFORMATION**

**Public Remarks**

Shadowood is in an incredible setting, between Livingston, Montana and approximately 16 miles North of Yellowstone National Park. The 20 acre parcel with a stone and shingle guest house and a Lodge, great house for parties, is surrounded by National Forest on 3 sides and a view of a large ranch with a Conservation Easement on it. Your neighbors are wildlife: Elk, Deer, Bears, Wolves, Lions, and Raptors. The views of the Paradise Valley and the Yellowstone River are stunning and you feel like you are in your private National Park. The parcel, with split rail fence, and a forest that has been manicured for ease of hiking and fire prevention is pristine, there is even a 3rd building site at the top of the hill. The Guest House with 3 Bedrooms and 1.5 Bathrooms was designed and built by Neville Log Homes. Substantially built with a wrap around deck and spectacular views. The 4300 sq. ft. Shadowood Lodge is a spectacular Party House with Great Room and large deck, 3 bedrooms. Turnkey

**FINANCIALS**

<b>Tax Year:</b>	2019	<b>Terms Acceptable:</b>	3rd Party Financing, Cash
<b>Apx Tax Amt:</b>	\$8,092	<b>Preferred Title Company:</b>	First American Title Co. Livingston
<b>SID/RID:</b>	No	<b>Ownership:</b>	Full
<b>Possession:</b>	Closing, To Be Arranged	<b>Financial Comments:</b>	

Prepared By: Vivian Bridaham Banta

Date Printed: 05/01/2020

 Photos

Single Family

**259 Rock Creek Road**

**LP: \$1,850,000**

[341016](#) Active

Emigrant, MT 59027



Shadowood on over 20 acres surrounded on 3 sides by National Forest with House and Lodge with views of the Yellowstone River and Yellowstone National Park!

Gated entrance to Shadowood with split rail fencing leading up to stone pillars with lanterns.

Gallatin Range to the West from the entrance to the property.



The Lodge with Commercial Kitchen and Garage / Shop on ground floor.

The Lodge with Commercial Kitchen and Garage / Shop on ground floor. The fun starts upstairs!

The Lodge built with firewalls and lots of steel!





Shadowwood Lodge, Commercial Kitchen



Shadowwood Lodge Great Room



Hand Wrought Iron Doors for large stone fireplace



Shadowwood Lodge: Great Room with Cherry Bar.



Shadowwood Lodge Great Room with Cyprus paneling



Large wood burning, stone fireplace with custom hand wrought iron doors.



Shadowwood Lodge: Great Room with Cherry Bar.



The handcrafted steel chandelier in the Great Room of the Lodge.



Deck at the Lodge with solid Cyprus decking.



Shadowwood Lodge: The Kitchen, paneled in Pecky Cyprus.



Shadowwood Lodge: Kitchen on second floor with custom cabinets.



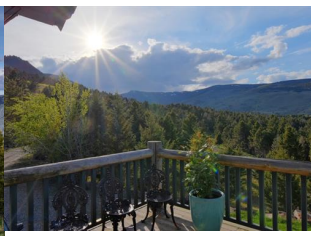
Shadowwood Lodge: one of 3 Bedrooms on second floor.



View of the Paradise Valley.



View of the Yellowstone River and Yankee Jim Canyon.



The House view of the Paradise Valley from the deck.





The House: Great Room view of the Valley.

The House Great Room.

House Great Room and Stone Fireplace.



House deck overlooking the Paradise Valley



House Kitchen with granite counters

House kitchen with Viking Range



The House: Great Room and Loft



House Deck overlooking the grounds and the Paradise Valley



House Master bedroom



Master Bedroom with door leading to the deck.



House Deck overlooking the grounds and the Paradise Valley



The Master Bathroom with two sinks



The Master Bathroom with jet tub



House Grounds



House carport with extra room above.

