

SHADOWOOD - 259 Rock Creek Road Emigrant, Montana



Big Sky

Sotheby's
INTERNATIONAL REALTY





PROPERTY OVERVIEW

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 home and a Lodge, for guests and 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 Main House with 3 Bedrooms and 1.5 Bathrooms was designed and built by Neville Log Homes of Victor, Montana. Substantially built with a wrap around deck and spectacular views.



The house and the lodge



Shadowwood Entrance



Shadowwood Lodge

THE GUEST HOUSE

Approximately 2,952 sf | 3 bedrooms, 1.5 bathrooms

Main House is extremely well built, designed of log and stone, in 1999, by Neville Log Homes of Victor, Montana.



Great Room overlooking the Paradise Valley and the Yellowstone River

SECOND FLOOR MAIN LIVING AREA

- Great Room overlooking the Paradise Valley and the Yellowstone River
- Large Cypress deck
- Rough Sawn Cedar floor
- Large stone wood burning fireplace

KITCHEN

- Granite counters
- Rough sawn cedar floor
- Appliances: SubZero refrigerator/freezer.
- Wolf Range, Bosch Dishwasher, Bar Sink & Main Sink



Granite counters, rough sawn cedar floor.



MASTER BEDROOM WITH BALCONY



Log entertainment system built in.



Master Bathroom: 2 Sinks, Jason Jet Tub, Walk-in Closet



View from master bedroom balcony

MAIN LIVING AREA WITH STUNNING VIEWS



Balcony above Great Room: Family Room with beautiful views!





GROUND FLOOR





Ground Floor Features

- Tile entry floor and freezer
- Utility Room with Furnaces, air conditioning, Kenmore Washer & Maytag Dryer and shower
- Carpeted Family Room
- Family Room features bar, sink and small refrigerator
- 2 large carpeted bedrooms
- ½ Bath



CARPORT NEXT TO THE HOUSE



Two finished bunk bedrooms with heat and carpeting above the carport





SHADOWOOD LODGE



Shadowood Lodge is a spectacular Party House with Great Room and large deck, 3 bedrooms

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- $\frac{3}{4}$ and 1- $\frac{1}{2}$ Bathrooms on the second floor.



Lodge Features

- Hot water radiant floor heat, frame construction, concrete foundation, no basement
- 800 sq ft of kitchen space on the ground floor
- 3700 sq ft of garage/shop space
- 14' Ceilings
- Poured Concrete Ceilings
- Concrete Walls
- Walk In Cooler and a ½ bath and Utility Room
- Dumb Waiter
- Central Vacuum system
- Building constructed with Firewalls as a safety feature and for noise mitigation.
- Montana Sash and Door provided the doors on the 2nd floor.

Party Space

- 2nd floor kitchen with cypress paneling & custom cupboards by Richard Beck of Wyoming.
- Concrete counters, Copper Hood, Bosch Dishwasher, Five Star gas range, and SubZero Refrigerator
- Sink in Butcher Block Island.
- Lodge is turn-key

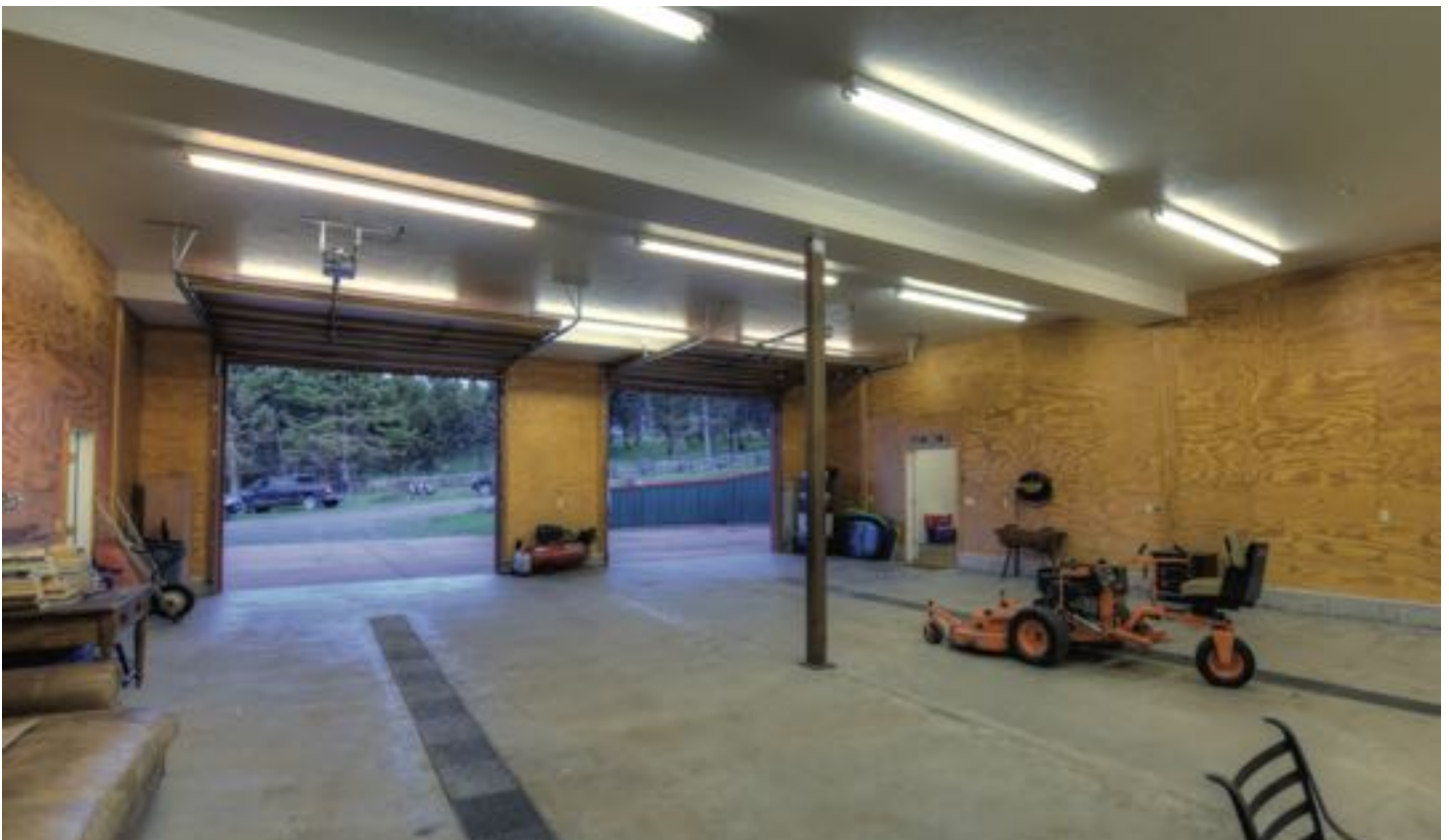
GROUND FLOOR OF LODGE



Commercial Kitchen



Wash Bay with high pressure wash system and 14' ceilings



3700 sq ft of garage/shop space

SECOND FLOOR OF LODGE



Montana Sash and Door provided the doors on the 2nd floor.





Second floor surrounding deck made of solid Cyprus with powder coated steel supports and railings



THE GREAT ROOM



Great Room Features

- The focus of the grand space is the solid cherry Bar, all hand carved with local wildlife.
- Bar has a refrigerator, wine cooler & 2 sinks
- Chandelier is custom iron forged from Monarch Designs
- Covered large steel beam
- 35' tall ceilings
- Large stone fireplace with custom wrought iron doors.
- Slate floor India
- Cyprus wood walls
- Parties have been held with up to 200 people in attendance at a time.
- Second floor surrounding deck made of solid Cyprus with powder coated steel supports and railings
- Washer and dryer on the second floor.



Large stone fireplace with custom wrought iron doors.



Unique custom solid Cherry Bar with Doctor's Buggy above.



35' tall ceilings



The focus of the grand space is the solid cherry Bar, all hand carved with local wildlife.



Custom kitchen on second floor





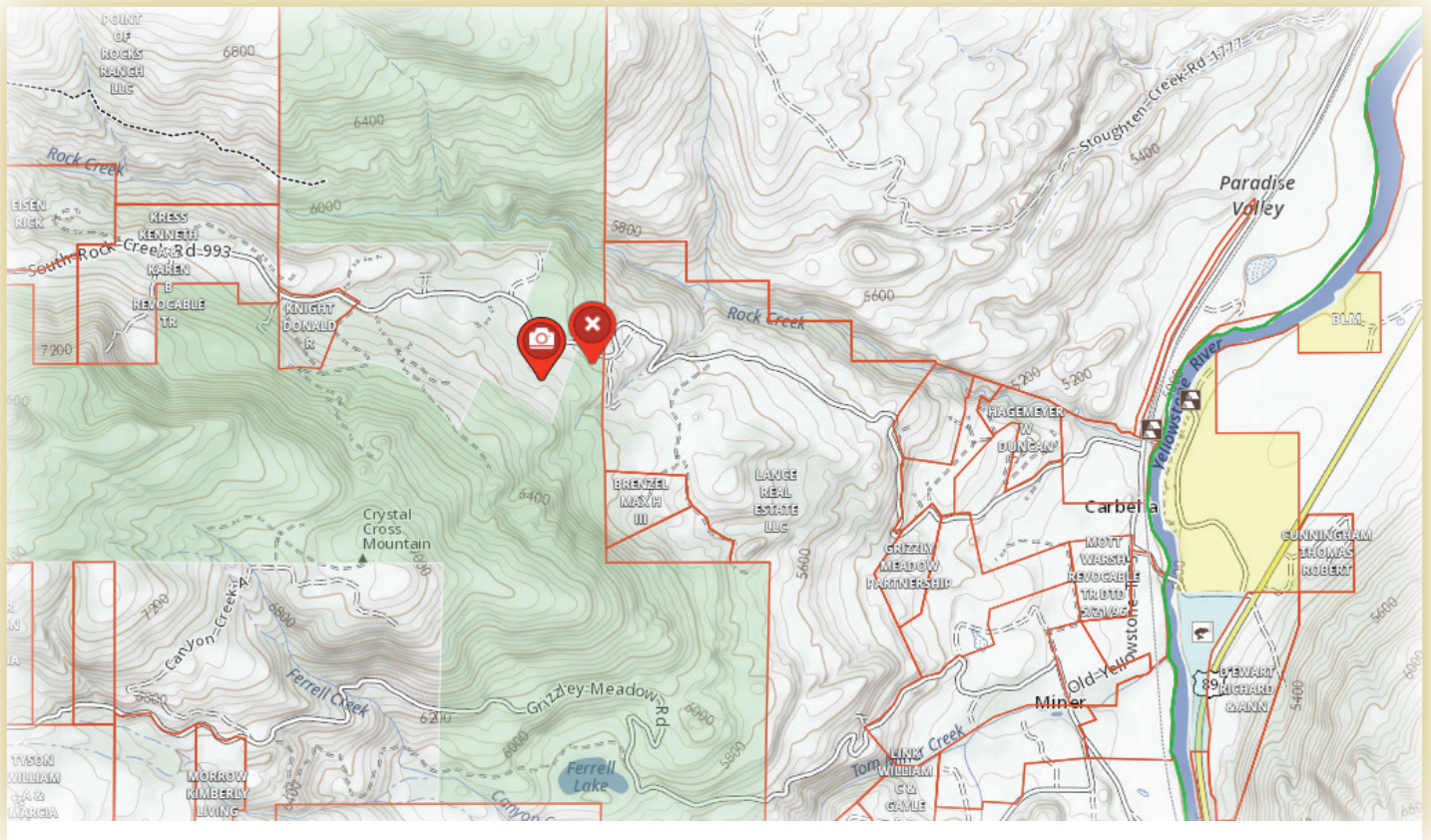
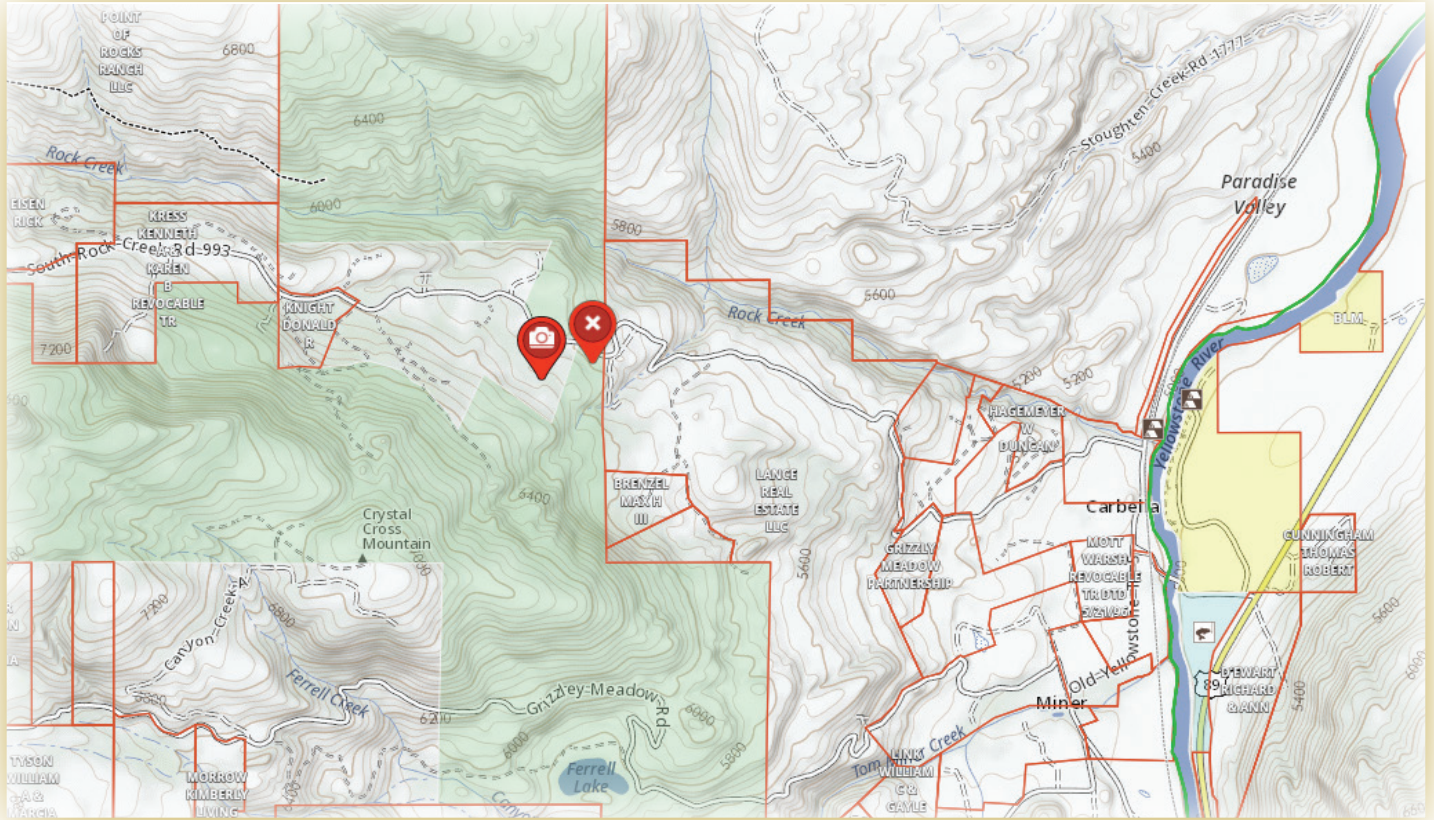
Guest Bedrooms



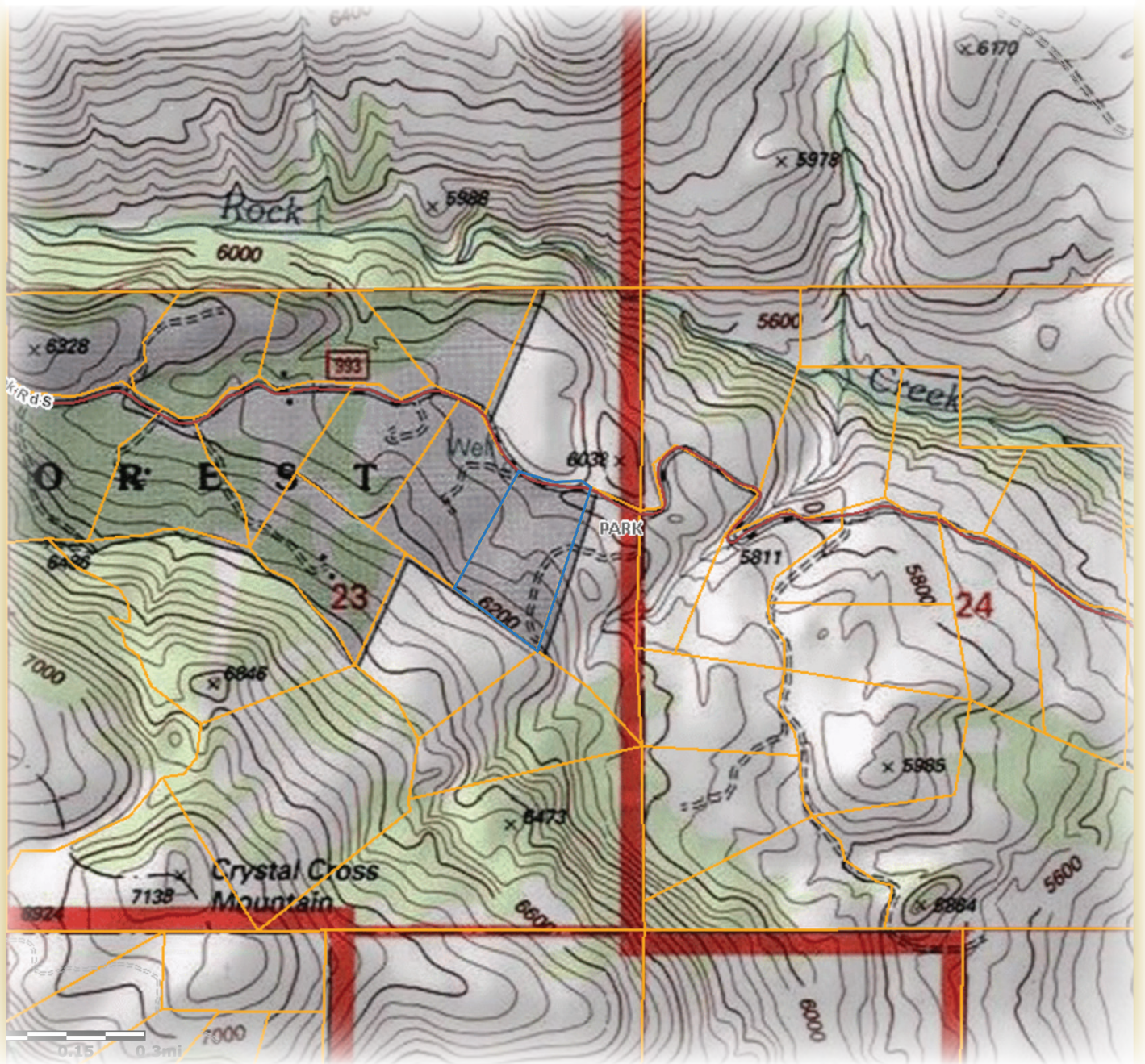


- 3 bedrooms on second floor
- 2 full bathrooms and & ½ bath
- Bedrooms have Stamped Concrete tiles with in-floor radiant heat

AERIAL MAP OF PROPERTY



TOPO MAP OF BORDERING FOREST AREA













259 ROCK CREEK ROAD
Emigrant, MT 59027

Offered at \$1,850,000

MLS: 341016

Covenants Grizzly Meadows, no HOA or fees

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

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.

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

Approximate Annual Utility Costs: \$6,000.00

Well: 30gpm 145 feet deep Gravity Fed, MBMG id. 176338

Septic: #682178 House Updated. Lodge #9897



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