

## Feature Sheet 287 Horse Creek Road North Fork, Wilsall, Montana

### Horse Creek Retreat, Wilsall, Montana

This rare architect designed house in the foothills of the Crazy Mountains is offered turnkey with Knoll and other designer furniture. Intimate with about 1800 square feet, and 2 bedrooms and 2.5 bathrooms. Surrounded by large ranches, situated on 12.25 acres, you have the peace and beauty of "Old Montana". The landscape will embrace you, the colors of the grasses dancing in the breeze, the pure air and the quiet. You are surrounded in all directions by mountains and valleys: The Crazy Mountains, The Bridgers and the Beartooth Absaroka. A team of experts designed this property's architecture, landscaping and interiors with a modern attitude that accentuates views of the outside, while preserving the climate control inside. It is that symbiosis of inside and out that makes this property more than a house, it is a lifestyle. The Living Room wall of windows slides to open the whole wall to the patio. The decks and terraces are designed for all season use and the Artist Studio is a small outbuilding just across the lawn. Radiant heat/ concrete floors, rubber membrane roof with insulation. Close to Forest Service Trailheads for hiking in the Crazy Mountains.

\$795,000.

Horse Creek Road good county road 5.7 miles East from the highway then turn onto North Fork of Horse Creek Road, 3 miles to the house on the left.

12.25 deeded acres

Designed by Ben Lloyd and Trip Lewton, Comma Q Architects, built by Steve Sutton. 2014, 2015

House total square feet:1799

first floor:1309 sq. ft.

Living Room with radiant heat in concrete floor and wood burning fireplace. Wall of windows to the East, opens up totally by sliding into the wall. Custom Douglas Fir cabinets. All insulated windows Sierra Pacific. Sound baffling in living room ceiling for intimacy.

Kitchen: with GE Cafe 5 burner Range, Refrigerator, Fisher Paykal drawer dishwasher. Concrete countertops and custom Douglas Fir cabinets.

Dining Area: off of the kitchen with lots of light and views to the East and West.

Center Core: for all utilities : 1/2 bath with industrial/ agricultural red faucet and copper sink, concrete counters. Clothes Closets and shelving across from Master 3/4 bathroom with concrete counters and hand forged faucets in shower and sink, designed by Chicago designer and made by Brooklyn Watermark. Above the bathroom, clear plexiglass with studs on outside, like grain bins, provides great light to the area and has ranch barn sliding door.

Utility closet near kitchen and storage closets.

Master Bedroom facing West. Large windows and deck looking at the Bridgers. Curtains on large window. 3 lighted shelf compartments at end of both halls can be seen from living area. Queen Bed with upholstered headboard, and gorgeous views.

Lower Level: Bunk Room and Utility Room, entered from the outside.  
basement:490 sq. ft. plus utility room with laundry and daylight basement with glass door.  
2 bunkbed alcoves and family room with sleeper sofa. Concrete floors with radiant heat.  
3/4 bathroom : commercial shower and concrete counter and sink with craftsman made iron hooks for clothes and towels.

Utility Room: Viessmann Boiler, serviced annually  
the water was tested it is so pure that no softener or treatment is required  
Well Log: GWIC id:278412: 12gpm 178' deep  
Septic Permit: #14-014, Park County 3 bedroom, 2014  
Air Exchanger, exchanges air every hour at night for 5 minutes because the house is so tight.  
Well Pressure Tank  
Temperature Alarm goes to cell phone  
Washer and Dryer: Whirlpool Duet

Studio building: 252 sq. ft. with toilet and sink and wood stove, concrete foundation  
18'x14' no heat in the building, opaque ribbed plexiglass wall for North exposure for light. The concrete wall and floor keep it cool in the summer. Could be a guest house or Shop.  
both buildings finished 2015

House Exterior: Metal, with Douglas Fir accents and metal grates for snow melt  
Flat Roof : rubber membrane and massive pads structural insulation, by Ace Roofing, Wilsall, MT.  
Underground Power from Park Electric  
Underground Telephone from Century Link.  
Propane tank buried supplied by Oie Propane, Livingston

Satellite Internet Service from HughesNet

underground Rainbird sprinklers for all trees and bushes, wildflowers, and bermuda grass, serviced by JD Sprinklers

sound system inside and outside Sonos

The house is very low maintenance and all of the service providers are in place with a Spreadsheet listing all suppliers.

When gone for a longer time, the owners keep the heat at 50 degrees otherwise at 65 degrees. The fireplace heats the house quickly.

Safeco home owners insurance, First West Insurance, Bozeman

noxious weeds are sprayed annually

Crazy Mountain Pest Control sprays for flies

Jeff Shipley washes windows

No cell service

Satellite TV: Direct TV

Hughes Net: internet

2019 Property Taxes: \$2942.11

Interior Design: Wendi Young , Newport Beach, CA

Landscape Designer: Design 5, Bozeman, MT

Neighborhood: Large ranch owner to the East and South: Frank Brunfield, FSB LLC

Mitch Mather, ranch manager, previous owner, family homesteaded the ranch. Cattle graze one month a year.

Anson Crutcher, 225 acres to North.

Two Trailheads National Forest: Ibex 5 minute drive and Porcupine up Shields River Road.

Wildlife: elk, deer, moose, coyotes, Sandhill Cranes, Red Wing Blackbirds, Blue Birds, Hawks and Eagles, black bear.

Winds from NW , high desert geoterm, low moisture.

Mortgage: Caroline Roy, Bozeman

Gravel Driveway grades annually.

OFFERED AT: \$795,000 turnkey, see Personal Property to Convey.