

Cross Property All Fields Detail

 Listing

CONFIDENTIAL DOCUMENT - BIG SKY COUNTRY MLS MEMBER USE ONLY

ALL FIELDS DETAIL REPORT

MLS#: 362649	Class: Residential
Status: Partial	Type: Single Family
Asking Price: \$995,000 (\$460.65/SF)	Total Sq Ft: 2,160
Original Price: (/SF)	Sq Ft Source: Dept Of Revenue (C & A)
Address: 372 Cinnabar Basin Road	
City: Gardiner	Levels: Single Floor with Basement
State: MT	Bedrooms: 2
Zip: 59030	Baths: 2.0
Area: 6G - Gardiner/Cooke City	Lot Size: 70.01 - Acres
County: Park	Garage: 2 Detached
Subd/Complex:	Year Built: 1982
Legal: S26, T08 S, R07 E, C.O.S. 2469RB, PARCEL S1	
Directions: 50 minutes South of Livingston, turn right at Yellowstone Hot Springs and follow Cinnabar Basin Road to 372 about 4 miles from bridge, stay left and up the hill.	



GENERAL LISTING INFORMATION

Input Date:	Update Date:
Listing Date: 09/27/2021	Expiration Date: 03/26/2022
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: Jeremy Seglem Ph:(406) 404-9404 	Dual/Variable Comm: No
Office 2: Big Sky Sotheby's - Bozeman Ph:(406) 586-6688	Listing Type: Exclusive Right to Sell
Agent 3:	Short Sale/Foreclosure: Neither
Office 3:	

PROPERTY DETAILS

New Construction: No	HOA: Subdivision HOA - No
New Const Type:	HOA Amount:
Est. Complete Dt:	HOA Pay Period:
1st Level Sq Ft: 1,080	HOA Contact:
2nd Level Sq Ft:	HOA Contact Ph:
3rd Level Sq Ft:	Zoning: RR - Rural Residential
Abv Grade Sq Ft: 1,080	Possible Use: Recreational, Vacation Home
Bsmt Level Sq Ft: 1,080	Condo Name:
Permanent Foundation Type:	Livestock Permitted: No
Unfinished Sq Ft:	Modular Construction: No
Loc of Unfinish SF:	Pets: Allowed
Guest Quarters: No	Water Amenity On/Adj.: Creek, Irrigation
Guest Sq Ft:	Flood Plain: No
# Full Baths: 2	Public Land Adjacent: Forest Service
# 3/4 Baths:	Exceptions:
# 1/2 Baths:	Covenant Y/N: No
Builder/Architect:	Covenant Description:
Parcel Tax ID#: 0004752000	Certified Green Bldg:
Additional Parcel Tax IDs	Airstrip Runway Airport:
Showing Instructions: Please contact Vivian:406-580-7516, agent to be present for all showings.24 hours notice appreciated	

MISCELLANEOUS

Days On Market:	Realtor.com:
CDOM:	IDX Include:
Lockbox Type: None	IDX Include Address:
Owner Name: Montana Land Reliance	ListHub:
Occupant: Owner	VOW Comment:
Rent Amount:	Automated Valuation:
Rental Period:	

FEATURES

Flooring: Hardwood Floors, Laminate Floors, Partial Carpeting	Basement: 1 Bedroom, 1 Full Bath, Family Room, Laundry Room, Full Walk-Out - Finished Rustic
Appliances: Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer	Style:
Heating: Forced Air, Propane, Wood	Interior: Wood Stove, Window Coverings, Wood Fireplace
Cooling: None	Site Improvements: Barbed Wire Fencing, Gravel Driveway, Landscaped Yard, Partial Fencing, Perimeter Fencing
Roof: Metal	1st Level: 1 Bedroom, 1 Full Bath, Den/Office, Dining Area, Living Room, Kitchen, Fireplace/Stove
Patio/Deck: Covered Deck	2nd Level:
Exterior: Log, Stone	3rd Level:
View: Mountains, Rural, Southern Exposure, Trees, Valley	Utility Services: 115V Electric, 220V Electric, Electricity In, Electricity to Lot, Private Well, Septic
Road Access: Gravel, Privately Maintained	Safety Features: Smoke/Heat Detector
Community: Hot Tub	Outbuildings:

HOA Includes:

AGENT INFORMATION

Agent Only Remarks

A very special and rare retreat. You hear the sound of the creek and the birds are singing, very peaceful. Please call with any questions. CE in Assoc. Docs.

PUBLIC INFORMATION

Public Remarks

Hidden retreat on 70 acres near the entrance to Yellowstone National Park. Surrounded on three sides by National Forest, this 2160sf cabin in the heart of Cinnabar Basin is the perfect getaway - access the park, hunt or just enjoy the natural splendor. Surrounded by trees and epic views of the Yellowstone Corridor, wildlife abounds on this expansive property. The well-built log home and heated garage/shop are designed for year-round use and well planned for the environment. Additionally, a Conservation Easement is in place with The Montana Land Reliance, limiting additional development or subdivision - so this beautiful hideaway will remain such for years to come. Ancient People inhabited Cinnabar Basin over 5,000 years ago! Wildlife abounds on the property: bear, mule deer, elk, mountain lion, bighorn sheep, red fox and many birds. You can hear Cinnabar Creek from the house. You will not see another light at night in this Wilderness Retreat. The house is sold partially furnished.

FINANCIALS

Tax Year: 2020
Apx Tax Amt: \$2,476
SID/RID: No
Possession: Closing, Recording of Deed

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

Prepared By: Vivian Bridaham Banta

Date Printed: 10/05/2021

 Photos

Single Family

372 Cinnabar Basin Road

LP: \$995,000

[362649](#) Partial

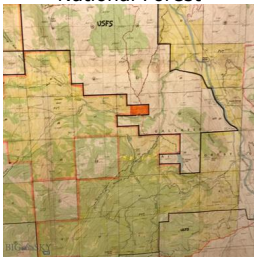
Gardiner, MT 59030



view to the East deeded land and National Forest



views NE



map of parcel surrounded by National Forest



The house with large covered Trex deck



the 960sq. ft shop/ garage heated



Living Room main floor



kitchen



office



Bedroom



Bathroom



