

# 950 MARTINEZ SPRING ROAD

Bozeman, Montana



Big Sky

Sotheby's  
INTERNATIONAL REALTY











# PROPERTY OVERVIEW

This 6,500 square foot charming home is inspired by English, Cape Dutch, and Southern architecture. Architect designed and custom built in 2009 with the best materials and highest quality interior finishes: all geothermal heat plus air conditioning, Colfax and Fowler window treatments, Lacanche Range, Farrow & Ball paint, Rumford Fireplaces, and white oak floors. There is great attention to detail in every room. Generous storage, double refrigerators, a dog wash, casement windows and many other features make this a home designed for living. The 25 acre very private parcel borders the Gallatin National Forest which continues all of the way to the south, ending at Yellowstone National Park. An attractive outbuilding includes a 3 stall barn on the ground floor, providing ample storage for hunting, horseback riding and hiking, as well as luxurious guest quarters above. Within 25 minutes of the vibrant town of Bozeman and close to the airport, this property offers superb recreational benefits and great privacy while being close to all of the attractions of Bozeman and Big Sky.



*The house and the barn*





*Attached three car garage*



*Front entrance of the home*

# FEATURES

## Elegant English-Inspired Country Home

- 25 acres
- Zoning Agricultural & Rural Residential
- The house was designed by Robert Gilbert AIA and built by Jeff St. Cyr who also built the barn in 2003.
- The exterior is maintenance free HardiePlank siding.
- The roof is AAA DaVinci, composite slate shingles are carefully engineered to provide the authentic look and durability of natural slate roof shingles that are fire resistant and have a very long life.
- All of the trim was milled.
- All of the door knobs are Baldwin glass with polished nickel.
- Utilities: geothermal heat, radiant heat in the floors, forced air air-conditioning system. Propane underground tank used for the cooking stove and the porch heater. All utility bills are approximately \$1400/month average including air conditioning. There is an air recirculation system that changes the air every hour.
- Three small boilers heat the house and radiant floor system.
- There is a sprinkler system and a water treatment Hague, an iron curtain water treatment system, which takes out all of the iron in the water.



*Covered back porch and reflecting pool*





*Covered back porch with brick floor*



*Reflecting pool with views of the Bridger Mountains*

**Covered back porch with a brick floor, a thermostat for the heater, and a charming Rumford fireplace. Beautiful views of Cottonwood Canyon, the Bridger Mountains, the meadows and the reflecting pool and gardens.**

- Canadian glass greenhouse.
- Amazing peonies, Boxwood hedges, and a rose garden.
- Garage: 3 car attached, stone exterior with a dog wash and incredible amount of storage. Radiant heat in the floor and in the dog wash. Floor drain and sporting closet and a forced air furnace for the upstairs space. Freezer conveys.





# LIVING ROOM AND FRONT HALL



*Living Room with Rumford fireplace and white oak floors stained finished with teal oil.*



*Colfax and Fowler draperies*





*Front Hall*

### **Living Room Features**

Living room has beams, oak floors and a large Rumford fireplace. The old beams are from a Maine barn and have been hand finished with French wax and stained with walnut shells. They are made of 100 year old pine.

All of the floors in the house are white oak stains with teak oil and do not scratch.

There are 10' ceilings throughout the house.

The chandelier in the living room does convey, however, the chandelier in the front hall does not. The needlepoint rug could be purchased from the owner.







*Antique backgammon table*



*Rumford fireplace*



*Front Hall*





*Powder room with marble counter*



# KITCHEN AND SITTING ROOM



*Kitchen with Northland refrigerator and freezer*



*Sitting Area with Rumford fireplace*





## Kitchen Features

- All counters are walnut or Cesar stone-organic white.
- Large Farm Sink and extra accessory sink in island.
- Two dishwashers.
- Northland refrigerator and freezers.
- Custom Putnam Rolling Ladder to access upper storage in the kitchen.
- Lacanche French black stove heated by propane gas and six burners and a simmering plate or wok set up.
- One electric and one gas oven.
- Enormous custom hood.
- Kitchen includes a sitting area with a Rumford fireplace.



*Custom Putnam rolling ladder*



*Lacanche French Range*





*Dining Room overlooks the terrace and has a small Rumford fireplace*

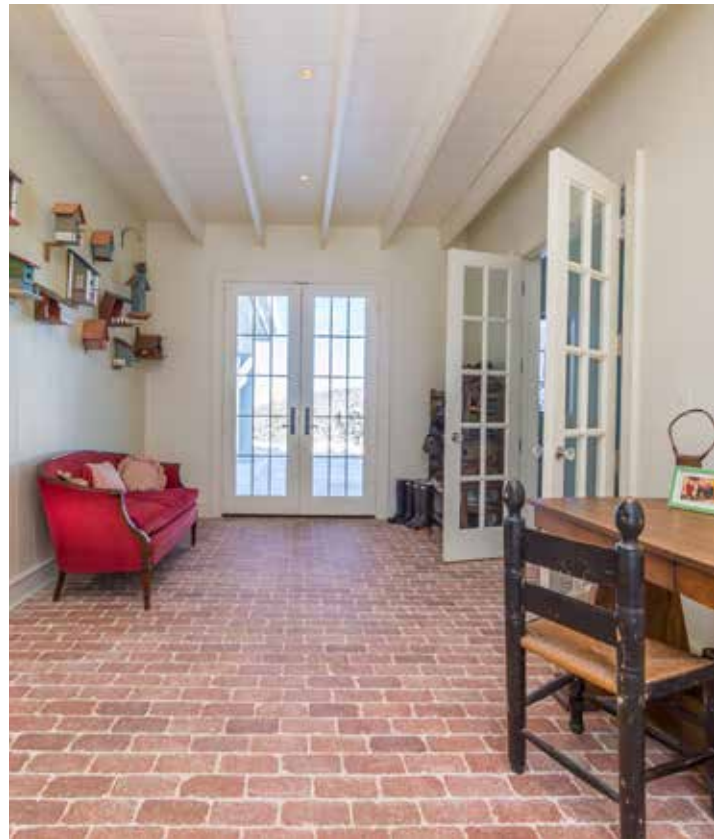


*Flower preparation area with tumbled brick floor leading to the three car garage and upstairs bunk room*





*Upstairs quarters above the garage with 3/4 bathroom and a workout room*





# MASTER SUITE



*Charming sitting area in the Master Suite*



*Master Bedroom*





*Master Bathroom*

### **Master Suite Features**

The Master Suite includes a small sitting room with a TV that drops down from the ceiling, a Rumford fireplace, and a small office.

The Master Bedroom has white oak floors and lovely windows with Colfax and Fowler window draperies and matching shades that convey. The matching bed may be purchased from the owner.

The Master Bathroom includes a large two room walk-in closet, a separate room for the toilet and bidet, built-in sinks and cabinets and vanity.

The bathroom has a limestone floor that continues into the shower. The antique earthenware bathtub was bought in California. There is also a large shower with a rain shower and a handheld shower head.





# GUEST BEDROOMS



*One of two identical guest rooms with en suite bathroom*



*Each guest room has oak floors and large walk-in closets*





*Each of the en suite bathrooms have two sinks and a shower*



# BARN AND GUEST APARTMENT



## Barn Features

- Built by Jeff St. Cyr in 2003, the barn is approximately 4,528 square feet with 1,512 square feet of living area on the second floor guest apartment.
- The barn has a metal roof and is wood sided with radiant heat in the floors.
- Fenced raised beds with lettuce, asparagus, green beans and rhubarb and strawberries.
- Fenced chicken coop.
- The back gate is near the barn and leads to trails through the Gallatin National Forest for horseback riding, running, hiking, hunting and skiing.
- There is a full woodworking shop in the barn.
- Three nice stalls all with waterers and blanket racks on the doors.
- Horse arena outside of the barn.

## Guest Quarter Features

- The main floor includes a laundry room and 1/2 bath.
- The second floor includes a great room, kitchen, two guest bedrooms, a 3/4 bath, and a full bathroom.
- The Great Room has a large stone fireplace and a deck with a barbecue which conveys.
- The kitchen has a gas range and pantry.
- Closet with stereo controls and wine rack.
- The sconces in the guest quarters are made of antlers.
- There is a buried propane tank off of the barn for the heating and cooking at the barn.





*Horse stalls*



*Horse stalls and arena*





*Great room of the guest apartment above the barn*



*Guest apartment kitchen*





*One of the two bedrooms in the guest apartment*



*One of the two bathrooms in the guest apartment*



# PROPERTY PLAT

## CERTIFICATE OF SURVEY NO. 1412 G

7 TRACTS OF LAND BEING THE REMAINING PORTIONS OF TRACT 2A OF CERTIFICATE OF SURVEY NO. 1412, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 21, AND THE NORTHEAST 1/4, NORTHWEST 1/4, AND THE SOUTHWEST 1/4 OF SECTION 28, T3S, R5E, PRINCIPAL MERIDIAN MONTANA, GALLATIN COUNTY, MONTANA.

FOR: Van LeClair et al. to create 7 tracts of land over 20 acres in size.

TOTAL AREA OF 7 TRACTS IS 176.91 ACRES.

SCALE 1"=400'

• FIND 5/8" REBAR W/ CAP UNLESS NOTED

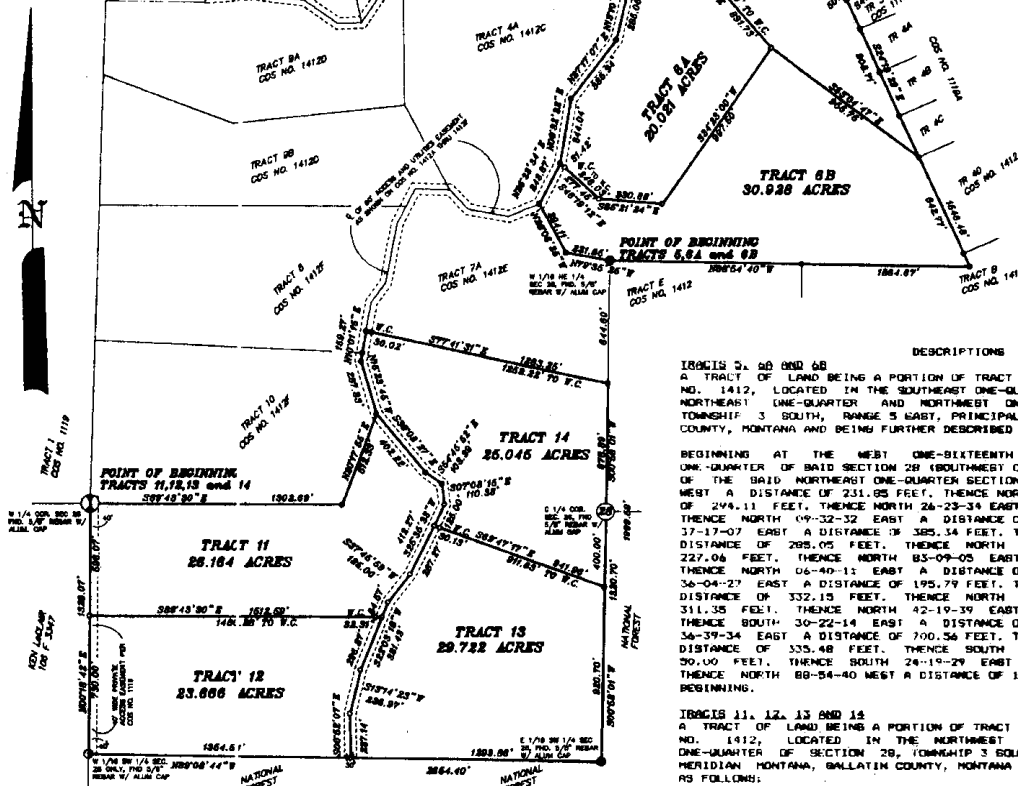
○ SET 5/8" X 24" REBAR W/ CAP

⊙ 1/4" CORNER

W.C. = WITNESS CORNER

⊕ = CENTERLINE

BASE OF BEARING IS COS NO. 1412



### DESCRIPTIONS

TRACTS 15, 16 AND 17  
A TRACT OF LAND BEING A PORTION OF TRACT 2A OF CERTIFICATE OF SURVEY NO. 1412, LOCATED IN THE SOUTHEAST ONE-QUARTER CORNER OF THE NORTH ONE-HALF OF THE SAID NORTHWEST ONE-QUARTER SECTION 28, TOWNSHIP 3 SOUTH, RANGE 5 EAST, PRINCIPAL MERIDIAN MONTANA, GALLATIN COUNTY, MONTANA AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST ONE-SIXTEENTH CORNER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 28 (SOUTHWEST CORNER OF THE NORTH ONE-HALF OF THE SAID NORTHWEST ONE-QUARTER SECTION 28,) THENCE NORTH 79-35-23 WEST A DISTANCE OF 231.85 FEET, THENCE NORTH 26-06-33 WEST A DISTANCE OF 244.11 FEET, THENCE NORTH 24-23-34 EAST A DISTANCE OF 243.67 FEET, THENCE NORTH 09-32-32 EAST A DISTANCE OF 344.04 FEET, THENCE NORTH 37-17-07 EAST A DISTANCE OF 385.14 FEET, THENCE NORTH 13-10-19 EAST A DISTANCE OF 208.05 FEET, THENCE NORTH 21-39-28 EAST A DISTANCE OF 227.04 FEET, THENCE NORTH 85-09-05 EAST A DISTANCE OF 54.84 FEET, THENCE NORTH 06-40-11 EAST A DISTANCE OF 140.10 FEET, THENCE NORTH 36-04-27 EAST A DISTANCE OF 195.79 FEET, THENCE NORTH 30-25-14 EAST A DISTANCE OF 332.13 FEET, THENCE NORTH 24-48-31 EAST A DISTANCE OF 311.35 FEET, THENCE NORTH 42-19-39 EAST A DISTANCE OF 78.94 FEET, THENCE SOUTH 30-22-14 EAST A DISTANCE OF 249.79 FEET, THENCE SOUTH 34-39-34 EAST A DISTANCE OF 700.56 FEET, THENCE SOUTH 15-02-24 WEST A DISTANCE OF 335.48 FEET, THENCE SOUTH 42-21-44 WEST A DISTANCE OF 30.00 FEET, THENCE SOUTH 24-19-29 EAST A DISTANCE OF 1344.48 FEET, THENCE NORTH 88-54-40 WEST A DISTANCE OF 1844.67 FEET TO THE POINT OF BEGINNING.

TRACTS 11, 12, 13 AND 14  
A TRACT OF LAND BEING A PORTION OF TRACT 2A OF CERTIFICATE OF SURVEY NO. 1412, LOCATED IN THE NORTHWEST ONE-QUARTER AND SOUTHWEST ONE-QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 5 EAST, PRINCIPAL MERIDIAN MONTANA, GALLATIN COUNTY, MONTANA AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 28 (NORTHWEST CORNER OF SAID SOUTHWEST ONE-QUARTER,) THENCE SOUTH 89-43-30 EAST A DISTANCE OF 1302.49 FEET, THENCE NORTH 20-17-35 EAST A DISTANCE OF 512.33 FEET, THENCE NORTH 16-23-45 WEST A DISTANCE OF 287.83 FEET, THENCE NORTH 10-01-15 EAST A DISTANCE OF 159.27 FEET, THENCE SOUTH 77-41-21 EAST A DISTANCE OF 1283.25 FEET, THENCE SOUTH 00-59-01 WEST A DISTANCE OF 1999.39 FEET, THENCE NORTH 87-08-44 WEST A DISTANCE OF 2454.40 FEET, THENCE NORTH 00-18-42 EAST A DISTANCE OF 1326.07 FEET TO THE POINT OF BEGINNING.

SAID TRACTS OF LAND BEING A TOTAL OF 176.91 ACRES ALONG WITH AND SUBJECT TO ANY EXISTING EASEMENTS.

ALL ACCORDING TO CERTIFICATE OF SURVEY NO. 1412 GALLATIN COUNTY CLERK AND RECORDER RECORDS.

### CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED, RONALD W. ALLEN, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT BETWEEN March 18, 1991, AND April 3, 1991, I SURVEYED THIS CERTIFICATE OF SURVEY, AND PLATTED SAME AS SHOWN ON THE ACCOMPANYING PLAT AND AS DESCRIBED IN ACCORDANCE WITH THE PROVISIONS OF THE MONTANA SUBDIVISION AND PLATTING ACT, SECTIONS 76-3-101 THROUGH 76-3-614, M.C.A., AND THE GALLATIN COUNTY SUBDIVISION REGULATIONS.

DATED THIS 3rd DAY OF April, A.D., 1991.

Ronald W. Allen  
RONALD W. ALLEN  
MONTANA REGISTRATION 849558

I, STAN HUGHES, TREASURER OF GALLATIN COUNTY, MONTANA, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT HAS BEEN DULY EXAMINED AND THAT NO REAL PROPERTY TAXES ARE DUE AND LEVIED ON THE LAND TO BE SUBDIVIDED ARE DELINQUENT.

DATED THIS 3 DAY OF April, A.D., 1991.

BY: Cindy Christensen  
DEPUTY TREASURER OF GALLATIN COUNTY

225728 CLERK AND RECORDER

I, SHELLEY M. CHENEY, CLERK AND RECORDER OF GALLATIN COUNTY, MONTANA, DO HEREBY CERTIFY THAT THE DEDICATING INSTRUMENT WAS FILED IN MY OFFICE THIS 3rd DAY OF April, A.D., 1991, AT 3:04 P.M. AND RECORDED AS CERTIFICATE OF SURVEY NUMBER 1412 G, RECORDS OF THE COUNTY CLERK AND RECORDER, GALLATIN COUNTY, MONTANA. DOCUMENT NUMBER 225728

BY: Anna M. O'Connell  
DEPUTY CLERK AND RECORDER

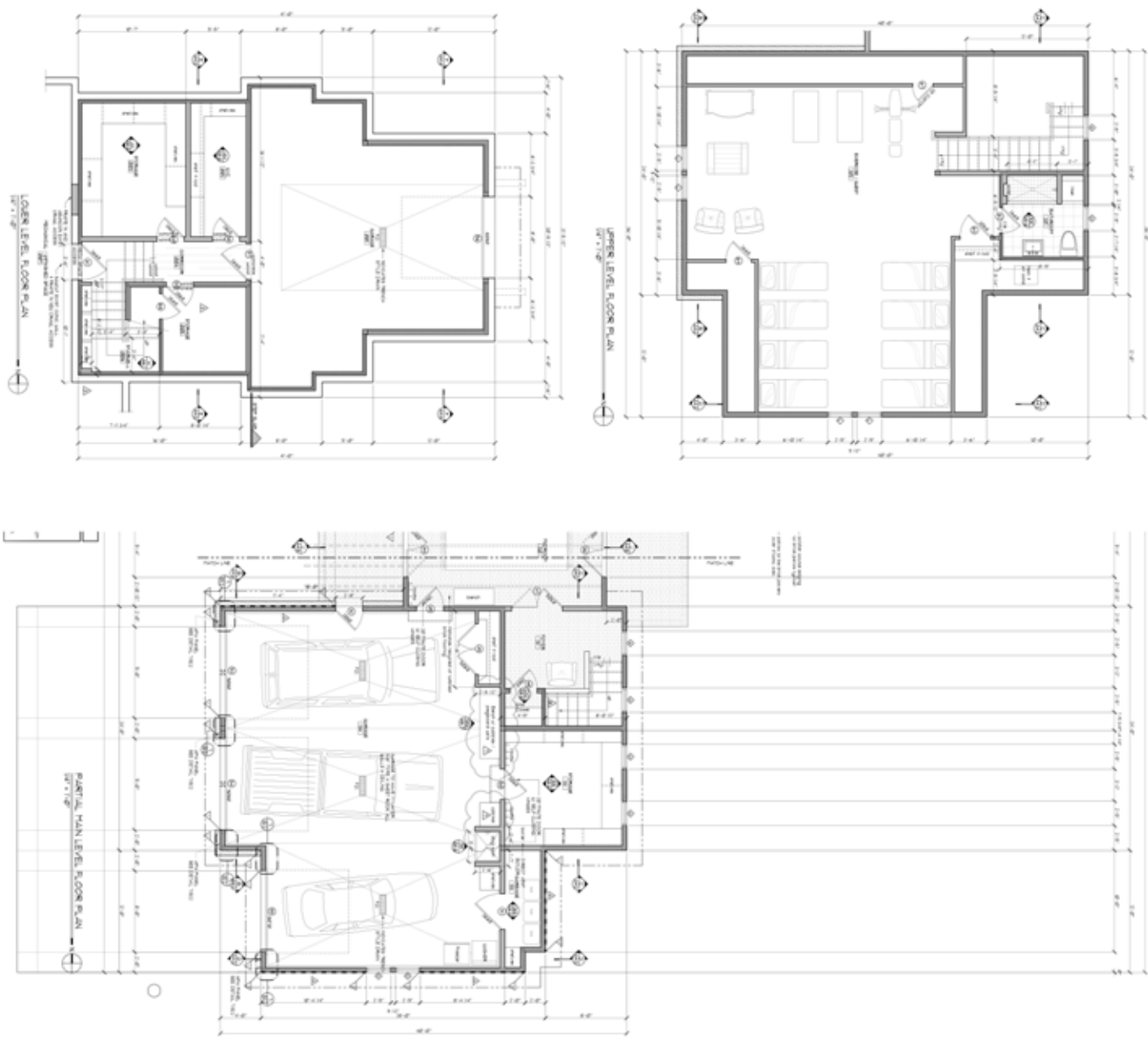
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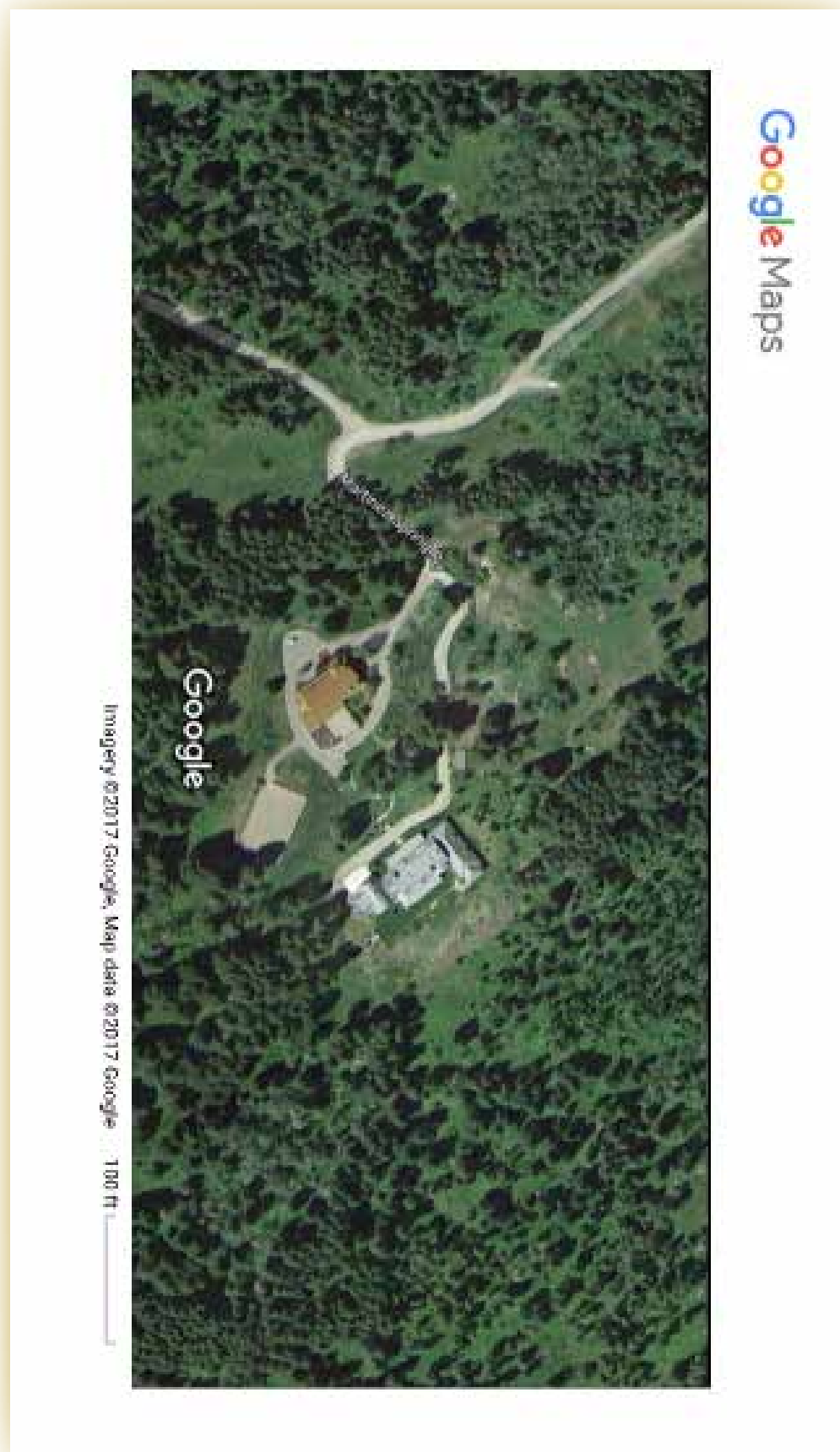
# FLOOR PLANS



<b>A2.3</b>	<b>stillwater</b> ARCHITECTURE	Project:	General Contractor:	Structural Engineer:
		<b>The Menke Residence</b> Martinez Spring Sub-Division South Cottonwood Canyon Bozeman, Montana	<b>Authentic Inc.</b> P.O. Box 10631 Bozeman, Montana 59719 406-581-5489	<b>C &amp; H Engineering</b> 406-587-1115 Bozeman, Montana

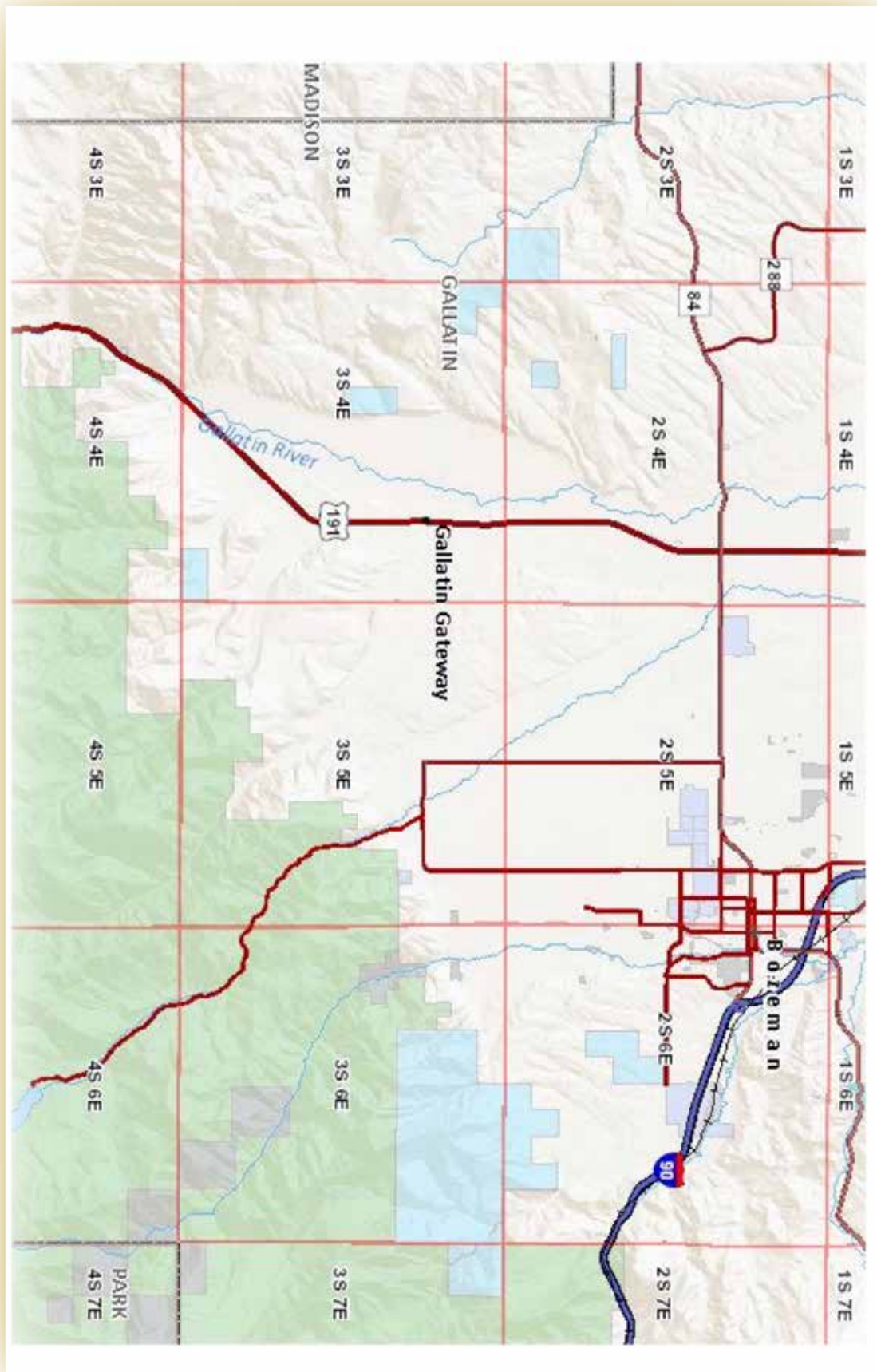


# AERIAL MAP OF PROPERTY



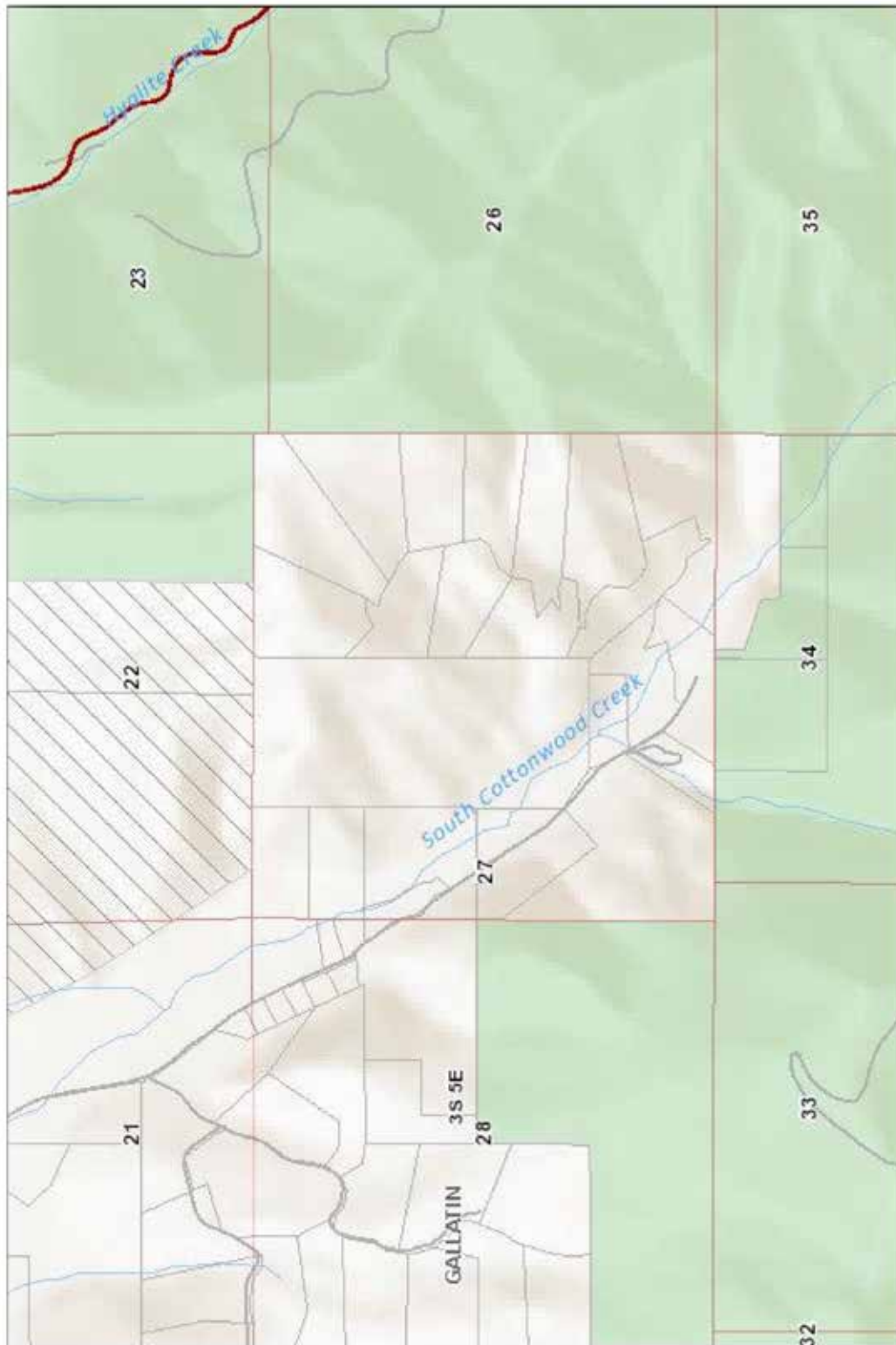


# MAP OF BOZEMAN



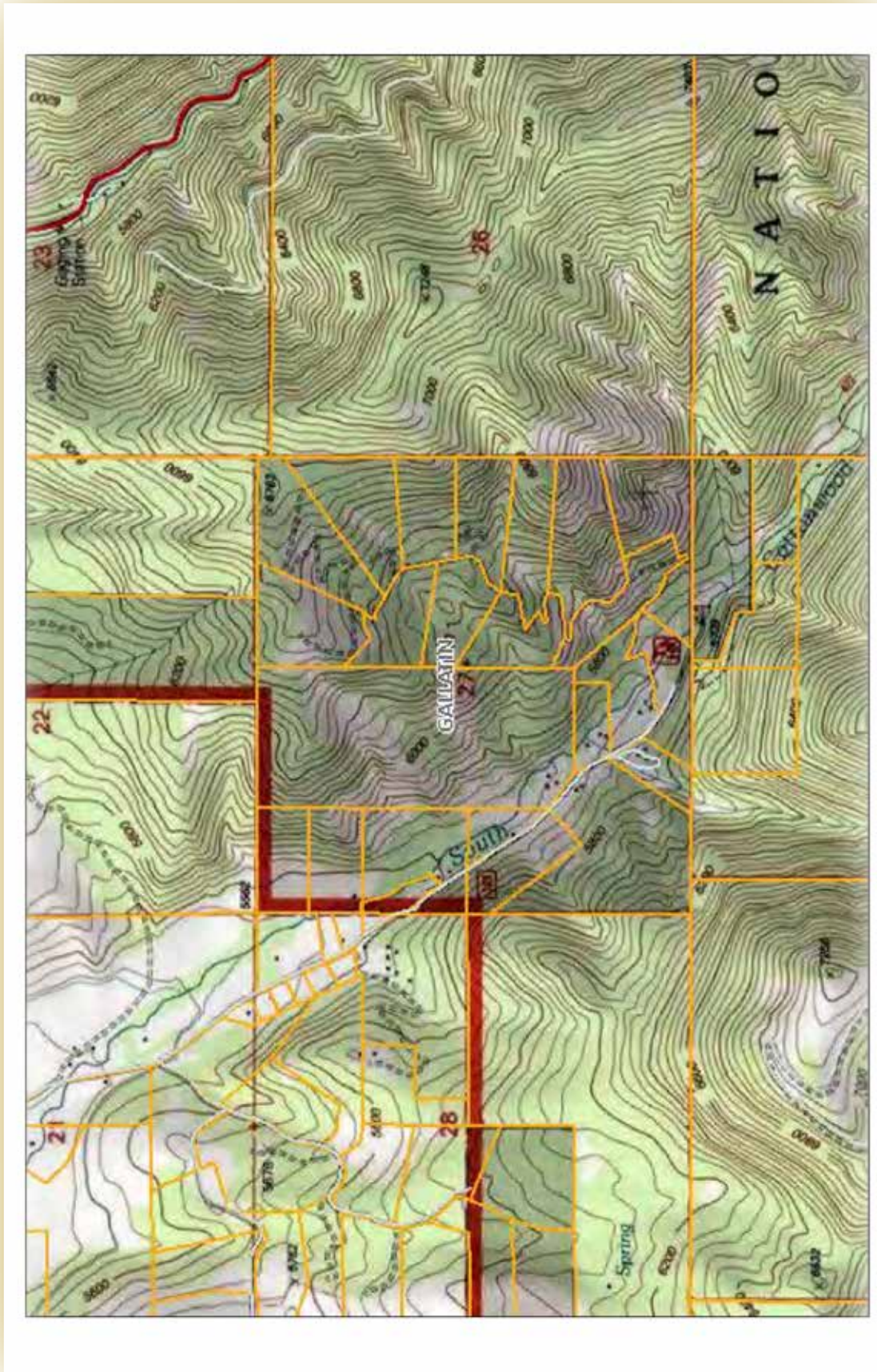


# MAP OF BORDERING NATIONAL FOREST





# TOPO MAP OF BORDERING NATIONAL FOREST



950 MARTINEZ SPRING ROAD  
Bozeman, MT 59715

Offered at \$2,950,000

MLS: 310465

Home Owners Association Contact: Mike Torok.

HOA maintains Martinez Spring Road and plows it in the winter. The driveway to the house is the owner's responsibility. The annual dues are \$375/ year.

Property Taxes \$15,571.09

Well: 255' 16 gpm GWIC id. 200408

Septic for the main house #15454

Septic for the barn #12577



Vivian Bridaham Banta, Broker

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Bozeman, MT

[bridahamcollection.com](http://bridahamcollection.com)

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