

## MLS Tour 1/13/22

1.



MLS #: **366156**

### 705 S Tracy Avenue, Bozeman 59715

Prop Type: **Residential** Status: **A** Time: **9:00AM-11:30AM** Date: **01/13/2022**  
Type: **Single Family** Type: **MLS Tour OS** SqFt: **3,489** Lot Size: **.207 - Acres**  
Subdivision: **Fairview Addition** Beds: **4** Baths: **3.0**  
Style: **Contemporary, Custom** Garage: **1/Attached** Yr Built: **1951**

Description: **Hidden gem with surprise features & GREAT lot! A must see not to be pre-judged without seeing it in person. Come for mimosas, straight champagne, and/or Bloody Mary's! South on Tracy Avenue from Main Street. Property is directly across from Longfellow School, 7 blocks south of Main.**

Tour Group Name: **South Bozeman**  
Showing Agent:

List Agent: **PollyAnna Snyder** Phone: **(406) 600-2477**  
List Office: **Engel & Volkers - Bozeman** Phone: **(406) 404-1960**

2.



MLS #: **365505**

### 244 Clancy Way, Bozeman 59718

Prop Type: **Residential** Status: **A** Time: **9:00AM-11:00AM** Date: **01/13/2022**  
Type: **Single Family** Type: **MLS Tour OS** SqFt: **3,117** Lot Size: **1.06 - Acres**  
Subdivision: **Home 40** Beds: **4** Baths: **3.5**  
Style: **Traditional** Garage: **3/Attached** Yr Built: **2021**

Description: **Put it on Your Schedule! This Home needs to be seen IN PERSON, so please be my guest. Light snacks and coffee provided. Parking on the street may be best. South on 19th to west on Patterson, left on Fowler, left on Clancy Way. Home is on the right.**

Tour Group Name: **South Bozeman**  
Showing Agent:

List Agent: **Ali Holbrook** Phone: **(406) 599-5666**  
List Office: **America West Real Estate & Dev** Phone: **(406) 585-8877**

**Big Sky Country MLS**  
**New Listings December 30-January 5**

#	MLS #	Class	Area	Address	City	Price	Subdivision	Agent Name	Office Name	ST.
1	366308	Residential	3B	711 Pierre Street	Belgrade	\$495,900	Bridger Heights	Allyson Connolly	Great Western Real Estate Inc	A
2	366309	Residential	3B	700 Pierre Street	Belgrade	\$485,900	Bridger Heights	Allyson Connolly	Great Western Real Estate Inc	A
3	366310	Residential	3B	709 Pierre Street	Belgrade	\$480,900	Bridger Heights	Allyson Connolly	Great Western Real Estate Inc	A
4	366276	Residential	5BMT	107 Cascade Ridge	Big Sky	\$5,595,000	Cascade Ridge Condos	Sandy Revisky	PureWest Christie's Big Sky	A
5	366331	Residential	5BMT	60 Big Sky Resort Road Unit#10608	Big Sky	\$950,000	Summit Hotel Condo	Sandy Revisky	PureWest Christie's Big Sky	A
6	366340	Residential	8S	657A Highway 10 E	Big Timber	\$275,000	None	Mary Ann Duffey	Sonny Todd Real Estate	A
7	366300	Residential	1NE	1118 Bridger Drive	Bozeman	\$1,660,000	Other	Tony Renslow	Berkshire Hathaway - Bozeman	A
8	366156	Residential	1SM	705 S Tracy Avenue	Bozeman	\$1,599,950	Fairview Addition	PollyAnna Snyder	Engel & Volkers - Bozeman	A
9	365524	Residential	2N	2375 Whitetail Road	Bozeman	\$1,499,000	Grandview Heights	Christy Delger	Delger Real Estate	A
10	366149	Residential	1SM	1958 Little Cottage Lane	Bozeman	\$849,950	Other	Jodi Corbeille	Velocity Developments & RE	A
11	365983	Residential	1NE	1062 Boylan Road	Bozeman	\$825,000	Bridger Creek	Krista Palagi	Berkshire Hathaway - Bozeman	A
12	366322	Residential	1NE	305 W Peach Street Unit#3	Bozeman	\$799,000	Other	Julien Morice	Realty One Group Peak	A
13	366354	Residential	2FC	66 Elizabeth Court	Bozeman	\$790,000	Elk Grove	Michelle Van Dyke	Berkshire Hathaway Twin Bridges	A
14	365579	Residential	1NW	1456 N Hunters	Bozeman	\$645,000	West Winds	Brett Tudsbury	Berkshire Hathaway - Bozeman	A
15	366260	Residential	1SM	527 W Babcock	Bozeman	\$599,900	Story Addition	Andrea Moser	Bozeman Brokers	A
16	366315	Residential	1NW	58 Meriwether Avenue	Bozeman	\$439,000	Westglenn	Marcie Hahn-Knoff	Knoff Group Real Estate	A
17	366221	Residential	1NW	4635 Bembrick Street Unit#3B	Bozeman	\$350,000	Bronzeleaf Condos	Krista Palagi	Berkshire Hathaway - Bozeman	A
18	366324	Residential	1SM	220 S 18th Unit#D	Bozeman	\$339,900	Alpine Sq Condo	Tyler Wilkinson	Bozeman Real Estate Group	A
19	366265	Residential	1SM	301 S 15th Unit#2	Bozeman	\$299,000	Other	Erin Gaasch	Heart of Montana Realty	A
20	366284	Residential	10BW	3102 S Dakota Street	Butte	\$439,000	None	Debbie Fisher	McLeod Real Estate Group, LLC	A
21	366314	Residential	10BW	1819 Whitman	Butte	\$349,000	None	Katey White	Berkshire Hathaway - Butte	A
22	366355	Residential	10BE	2001 Massachusetts Avenue	Butte	\$315,000	Other	Airika Lakkala	Berkshire Hathaway - Butte	A
23	366278	Residential	10BE	1940 Silver Bow Boulevard	Butte	\$225,000	Other	Bridger Ziegler	Coldwell Banker Markovich RE	A
24	366269	Residential	10OB	1623 Lowell Avenue	Butte	\$214,900	None	Richard Halverson	Clearwater Montana Properties	A
25	366346	Residential	4MA	7305 Churchill Road Unit#A	Churchill	\$585,000	Amsterdam Village	Kelley Halle	Berkshire Hathaway - Bozeman	A
26	366345	Residential	4MA	7305 Churchill Road Unit#B	Churchill	\$585,000	Amsterdam Village	Kelley Halle	Berkshire Hathaway - Bozeman	A
27	366336	Residential	2G	122 S Big Elk Meadow	Gallatin Gateway	\$2,495,000	Little Bear	Taunya Fagan	Taunya Fagan RE @ Estate House	A
28	366253	Residential	5CS	62 Sawtooth Drive	Gallatin Gateway	\$1,199,000	Ramshorn View Estates	Nancy Stevenson	Bozeman Real Estate Group	A
29	366352	Residential	7M	130 Main	Harrison	\$199,000	None	Joszie Driear	PureWest Christie's Bozeman	A
30	366287	Residential	4MC	2 Oxbow	Manhattan	\$879,900	Pioneer Crossing	Claire Gillam	Berkshire Hathaway - Bozeman	A
31	366021	Residential	4MC	97 E Shade Tree Lane	Manhattan	\$851,500	Pioneer Crossing	Kelley Schlauch	PureWest Christie's Bozeman	A
32	366296	Residential	4MA	6510 Camp Creek Road	Manhattan	\$450,000	Van Dyken, H R	Amelia & Greg Smith	Engel & Volkers - Bozeman	A
33	366202	Residential	4MC	115 E. Gallatin, #201	Manhattan	\$440,000	Manhattan Original Plat	Dianne Click	Bozeman Brokers	A
34	366292	Residential	9TB	35 Wheatland Meadows Drive	Three Forks	\$619,000	Wheatland Meadows	Scott Pray	Crosscurrent Real Estate	A
35	366288	Residential	4TC	152 S Iowa Street	Three Forks	\$380,000	Headwaters Addition	Carolynne Calvin	Keller Williams Montana Realty	A
36	366321	Residential	11A	16 W South Street	White Sulphur Springs	\$349,000	Other	Stevie Jones	Elkhorn Mountain Realty	A
37	366328	Residential	6SV	78 Great Escape Road	Wilsall	\$720,000	Great Escape Tracts	Peggy Heath	Yellowstone Real Estate Group	A
38	366252	Multi-Family	1NE	810 Mandeville Lane	Bozeman	\$4,499,000	None	Kelly Broling	Coldwell Banker Distinctive Pr	A
39	366299	Land	12M	nhn Ruby Creek Road Unit#12	Belfry	\$79,900	Other	Dean Petty	Mountains of MT Realty	A
40	366319	Land	3N	TBD Clipper way	Belgrade	\$4,999,999	Other	Mike DeVries	McCaw, DeVries, Steinhauer & C	A
41	366320	Land	3B	TBD Bowline Blvd	Belgrade	\$3,999,999	Other	Mike DeVries	McCaw, DeVries, Steinhauer & C	A
42	366317	Land	3B	521 Yellowstone	Belgrade	\$300,000	Ferris Addition	Dana Jenkins	eXp Realty, LLC	A
43	366280	Land	5SPM	TBD Wilderness Ridge Trail	Big Sky	\$4,500,000	Spanish Peaks Mountain Club	Kevin Butler	Engel & Volkers - Big Sky	A
44	366338	Land	5SPM	41 Elk Meadow Trail	Big Sky	\$3,950,000	Elkridge Neighborhood	Rich Jorgenson	Timberveil Real Estate, Inc	A
45	366000	Land	1NE	TBD N 19th Avenue	Bozeman	\$999,000	Homesites	Tom Starner	Starner Commercial Real Estate	A
46	366286	Land	2B	Parcel 1A Jackson Creek Road	Bozeman	\$995,000	Certificate Of Survey COS	Sue Frye	ERA Landmark Real Estate	A
47	366326	Land	9TB	TBD Mackenzie Mountain Way	Broadwater	\$79,000	Mountain Vista	Diane Kolberg	Keller Williams Montana Realty	A
48	366279	Land	6E	4 Repair Road	Livingston	\$3,500,000	None	Charlie Eubank	Small Dog Realty	A
49	366270	Land	4MN	TBD Crested Butte Road	Manhattan	\$398,000	Gallatin River Ranch	Jackie Miller	PureWest Christie's Big Sky	A
50	366337	Land	4MN	Lot 133 Gallatin River Ranch	Manhattan	\$369,000	Gallatin River Ranch	Louisa Hamlin	PureWest Christie's Bozeman	A
51	366273	Land	4MN	Lot 57 Horseshoe Gulch Road	Manhattan	\$200,000	Gallatin River Ranch	Diego Ramirez	AmeriMont Real Estate	A
52	366283	Land	7B	TBD Meadow Lake Lane	Polaris	\$150,000	Other	Zack Medina	Taylor Realtors	A
53	366294	Land	9TB	12 Hollow Top	Three Forks	\$150,000	Mountain Vista	Irene Jones	eXp Realty, LLC	A
54	366258	Land	9A	TBD Rolling Prairie Way / Sharptail Place	Three Forks	\$104,900	Village at Elk Ridge	Jenny Hershberger Bushnr	Bozeman Real Estate Experts	A
55	366312	Land	4TN	TBD Saddle View Circle (Lot 43)	Three Forks	\$69,000	Mountain Vista	Irene Jones	eXp Realty, LLC	A
56	366339	Land	11A	NHN Badger Street	White Sulphur Springs	\$150,000	None	Leanne Bodell	Clearwater Montana Properties	A
57	366298	Commercial Lease	1NE	407 W Mendenhall	Bozeman	\$2,705		Evan McCaw	McCaw, DeVries, Steinhauer & C	A
58	366357	Commercial Lease	1SM	1807 West Dickerson Suite Dickerson	Bozeman	\$2,350		Richard Ojala	NAI Landmark	A
59	366262	Commercial Lease	12M	910 Helena Unit#A	Helena	\$3,500		Amber Stacy	Berkshire Hathaway - Bozeman	A
60	366251	Commercial	1NE	810 Mandeville Lane	Bozeman	\$4,499,000		Kelly Broling	Coldwell Banker Distinctive Pr	A
61	366341	Commercial	1NE	654 N 7th Avenue	Bozeman	\$3,250,000		EJ Daws	Ladd, Kulesza and Co.	A
62	366307	Commercial	1NE	105 Bridger Center Drive	Bozeman	\$2,900,000		Katie Adams	McKenna Adams Commercial	A
63	366348	Commercial	2FC	Lot 2, Bridge District Gallatin Road	Bozeman	\$950,000		Andrew Hurlburt	Bozeman Real Estate Group	A
64	366333	Commercial	1SM	2304 W Main Street Unit#10	Bozeman	\$109,000		Nathan Hecht	Area Realty	A
65	366254	Commercial	10BNE	304 N Main Street	Butte	\$1,500,000		Tracy Miller	Butte Real Estate Group	A
66	366282	Commercial	10BNE	131 W Park Street	Butte	\$250,000		Scott Thompson	Venture West Realty	A
67	366304	Commercial	10NEB	2810 Pine	Butte	\$150,000		Katie Reilly	Clearwater Montana Properties	A