


March 23 MLS Tour Meeting

1.



MLS #: **380651**

4421 Bembrick Street, Bozeman 59718 Price: **\$989,000**

Prop Type: Residential	Status: A	Time: 9:00AM-11:00AM	Date: 03/23/2023
Type: Single Family	Type: MLS Tour	SqFt: 3,043	Lot Size: 7,643 - SqFt
Subdivision: Valley West		Beds: 4	Baths: 3.5
Style: Contemporary, Bungalow		Garage: 2/Attached	Yr Built: 2013


Description: **Stop by and see this great house and attached ADU above the garage in Valley West! You're welcome to preview it outside of the tour house as it is not occupied.**

Directions: **Huffine to North on Cottonwood to right on Bembrick OR Durston to South on Clifden Drive and right on Bembrick.**

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

List Agent: Michael Morgner	Phone: 406-551-0713
List Office: Legend Real Estate	Phone: 406-577-2278

2.



MLS #: **380719**

55 Ghost Horse #A, Bozeman 59718 Price: **\$1,349,000**

Prop Type: Residential	Status: A	Time: 9:00AM-12:00PM	Date: 03/23/2023
Type: Condominium	Type: MLS Tour	SqFt: 2,255	Lot Size:
Subdivision: Black Bull Golf Community		Beds: 3	Baths: 2.5
Style:		Garage: 1/Attached	Yr Built: 2022


Description: **Stop in to see this stunning upper level Villa in Black Bull- being sold turnkey. Incredible views! Melissa will be there with gift cards for the first 10 agents in.**

Directions: **West on Durston, Right on Duckhorn Ln, Left on Ghost Horse**

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

List Agent: Tara Rigg	Phone: 406-595-5662
List Office: Black Bull Realty LLC	Phone: 406-556-5011

3.



MLS #: **380031**

459 White Horse Loop, Bozeman 59718 Price: **\$930,000**

Prop Type: Residential	Status: A	Time: 10:00AM-12:00PM	Date: 03/23/2023
Type: Single Family	Type: MLS Tour	SqFt: 2,372	Lot Size: 14,974 - SqFt
Subdivision: White Horse Ranch		Beds: 3	Baths: 2.5
Style: Contemporary		Garage: 3/Attached	Yr Built: 2022


Description: **Single level living in White Horse Ranch! We have two single level floor plans remaining. This floor plan offer 3 bedrooms, 2.5 bathrooms, and an office. This home also backs to open space. Come check it out!**

Directions: **W on Baxter, L on Giddy Up, R on White Horse Loop**

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

List Agent: Donnie Olsson	Phone: 406-570-8859
List Office: Donnie Olsson Real Estate	Phone: 406-551-7253

4.



MLS #: **380761**

633 Clancy Way, Bozeman 59718 Price: **\$3,750,000**

Prop Type: Residential	Status: A	Time: 9:00AM-11:00AM	Date: 03/23/2023
Type: Single Family	Type: MLS Tour	SqFt: 4,150	Lot Size: 1.28 - Acres
Subdivision: Home 40		Beds: 4	Baths: 3.5
Style: Custom		Garage: 4+ /Attached, Detached	Yr Built: 2019

Description: **This exquisitely built custom home captures the essence of a modern, yet timeless Montana property, with every detail thoughtfully designed for functionality & enjoyment. The setting is idyllic for meeting today's need for the simpler pleasures in life, where nature & space are the new luxury -- minutes from the charming western town of Bozeman, its university, hospital & airport -- yet close to skiing at both Bridger Bowl & Big Sky! From late summer evenings to snowy winter mornings, fresh mountain air & dramatic views draw you to an experience that instinctively satisfies both geographically & architecturally. The views & access to nature are abundant, as the outside & inside interplay for living quality! This exceptional home, with its views, pond & stream features, and over-the-top shop offer a year-round legacy property for generations to come. The abundance of windows & a large heated patio bring the outside in year-round, where every room experiences seasonal breathtaking views!**

Directions: **S on 19th, R on Hyalite View Drive, R on Haystack, L on Clancy, 2nd house on Left**

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

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

Big Sky Country MLS
New Listings From March15 - March 22

#	MLS #	Class	Area	Address	City	Price	Subdivision	Agent Name	Office Name	ST.
1	380862	Residential	10A	813 W 3rd Street	Anaconda	\$399,000	Other	Amy Jovanovich	Clearwater Montana Properties	A
2	380872	Residential	10A	720 Chestnut Street	Anaconda	\$239,000	Other	Patrick Reardon	Shamrock Real Estate	A
3	380698	Residential	3N	315 Brown Pony Trail	Belgrade	\$3,675,000	Certificate Of Survey COS	Melissa Ross	Berkshire Hathaway - Bozeman	A
4	380908	Residential	3N	57 Heidi Lane	Belgrade	\$719,900	Cheri	Amber Stacy	Berkshire Hathaway - Bozeman	A
5	380683	Residential	3B	304 Rugged Creek	Belgrade	\$669,000	Story Creek Subdivision	Carissa Paulson	ERA Landmark Real Estate	A
6	380967	Residential	3B	1704 Shelby Avenue	Belgrade	\$639,900	Ryen Glenn	Sue Frye	ERA Landmark Real Estate	A
7	380765	Residential	3B	805 Utah	Belgrade	\$528,000	Halversons Additions	Jennifer Trainer	eXp Realty, LLC	A
8	380928	Residential	3B	605 Relentless Drive Unit#A	Belgrade	\$509,900	Cloverleaf Meadows	Kari Francisco	Engel & Volkers - Bozeman	A
9	380824	Residential	3S	60 W Magnolia Drive	Belgrade	\$399,000	River Rock and Royal Village	Jennie Webster	Berkshire Hathaway - Bozeman	A
10	380923	Residential	5BMT	14 Sitting Bull Road	Big Sky	\$2,990,000	Cascade Sub. - Big Sky	Dan Delzer	ERA Landmark of Big Sky	A
11	380954	Residential	5BMV	2500 Little Coyote Unit#5	Big Sky	\$1,850,000	Spanish Peaks Club Condos	Ania Bulis	The Big Sky Real Estate Co.	A
12	380756	Residential	5BMT	60 Big Sky Resort Road Unit#10707	Big Sky	\$1,575,000	Summit Hotel Condo	Stacy Ossorio	Engel & Volkers - Big Sky	A
13	380918	Residential	5BMV	706 Sunburst Drive	Big Sky	\$1,200,000	Hidden Village Condos	Julie Blakeley	Big Sky Sotheby's	A
14	380903	Residential	8S	50 Grandview Lane	Big Timber	\$1,295,000	None	Mary Ann Duffey	Sonny Todd Real Estate	A
15	380882	Residential	8S	56 Spannering Rd	Big Timber	\$489,000	Other	Brenda Wood	eXp Realty, LLC	A
16	380998	Residential	2N	6003 Bostwick Road	Bozeman	\$6,499,000	Certificate Of Survey COS	Mark Meissner	ERA Landmark Real Estate	A
17	380761	Residential	2SW	633 Clancy Way	Bozeman	\$3,750,000	Home 40	PollyAnna Snyder	Engel & Volkers - Bozeman	A
18	380635	Residential	1SM	1902 Sourdough Road	Bozeman	\$2,385,000	Minor Subdivision	Pam McCutcheon	Small Dog Realty	A
19	380826	Residential	2N	68 Sky Light Court	Bozeman	\$2,150,000	Summer Ridge	Lisa Collins	Berkshire Hathaway - Bozeman	A
20	380933	Residential	2SW	41 Zaide Lane	Bozeman	\$1,825,000	None	Tamara Williams	Tamara Williams and Company	A
21	380914	Residential	1NE	203 Bridger Vale Drive	Bozeman	\$1,635,000	Bridger Vale	Sam Stefani	Williams Homes Inc	A
22	380946	Residential	2G	19 Glacier Mountain Lane	Bozeman	\$1,395,000	None	Kerie Hagler	eXp Realty, LLC	A
23	380891	Residential	1NW	4562 Bembrick Street	Bozeman	\$1,375,000	Valley West	Tamara Williams	Tamara Williams and Company	A
24	380847	Residential	2FC	27801 Norris Road	Bozeman	\$999,999	Edgewater Acres	Ryan Kirt	Hyalite Realty	A
25	380936	Residential	1SK	513 Cambridge Drive	Bozeman	\$995,000	Westfield South	Branif Scott	Fay Ranches	A
26	380836	Residential	1NE	1127 N Spruce Drive	Bozeman	\$775,000	New Hyalite View	Marisa Owen	Bozeman Real Estate Group	A
27	380939	Residential	1NW	3422 Lolo	Bozeman	\$775,000	The Crossing	Crystal Chase-Kirchhoff	Keller Williams Montana Realty	A
28	380811	Residential	2NW	32 Tennis Court	Bozeman	\$765,000	Wylie Creek Estates	Jody Savage	Savage Real Estate Group	A
29	381002	Residential	1SK	2723 W Graf Street	Bozeman	\$729,000	Gran Cielo	Cory Robinson	Bozeman Real Estate Group	A
30	380892	Residential	2SW	72 Teita Drive	Bozeman	\$616,600	Falcon Hollow	Sarah & Abram Antonucci	NextHome Destination	A
31	380864	Residential	1NW	2710 Sartain Street Unit#303	Bozeman	\$389,000	Other	Liz Nitz	Range Properties	A
32	380842	Residential	10BE	19 Holly Lane	Butte	\$825,000	Other	Gary Shea	Century 21 Shea Realty	A
33	380886	Residential	10BW	37 Gelande Mountain	Butte	\$495,900	Other	Dayle Stahl	Mod West Land Company	A
34	380885	Residential	10BE	149 Red Mountain View	Butte	\$399,000	Other	Amy Jovanovich	Clearwater Montana Properties	A
35	380863	Residential	10BWM	1100 Steele Street	Butte	\$335,000	Other	Britney Schilling	Berkshire Hathaway - Butte	A
36	380991	Residential	10BE	3315 Quincy Street	Butte	\$295,000	None	Markee & James Richards	Platinum Real Estate	A
37	380879	Residential	10BS4	1723 Adams Avenue	Butte	\$175,000	None	Debbie Fisher	McLeod Real Estate Group, LLC	A
38	380944	Residential	10BE	2219 Walnut	Butte	\$159,000	Other	Amy Clary	McLeod Real Estate Group, LLC	A
39	380899	Residential	10BW	3606 Oregon Avenue	Butte	\$94,000	None	Kathy Hollingshead	Platinum Real Estate	A
40	380876	Residential	7TJ	40 Lester Lane	Cardwell	\$884,000	None	Kim Fitch	AmeriMont Real Estate	A
41	380839	Residential	6SV	203 2nd Avenue N	Clyde Park	\$340,000	Cottonwood Meadows	Clarissa Higton	Coldwell Banker Distinctive Pr	A
42	380880	Residential	7B	981 Bon Accord	Dillon	\$1,950,000	Other	Pam Neumeyer	Venture West Realty	A
43	380850	Residential	7B	503 N Walnut Street	Dillon	\$425,000	Other	Corinne Welborn	Best of The West Properties	A
44	380930	Residential	12M	950 E Lewis Street	East Helena	\$925,000	None	Dawn Marrie	Big Sky Brokers, LLC	A
45	380934	Residential	7MM	41 Two Bumps Road	Ennis	\$1,920,000	Virginia City Ranches	Lisa Roberts	Engel & Volkers - Ennis	A
46	380937	Residential	7MM	41 Two Bumps Road	Ennis	\$1,670,000	Virginia City Ranches	Lisa Roberts	Engel & Volkers - Ennis	A
47	380912	Residential	12M	4164 Fox Ridge Drive	Helena	\$999,000	Other	Wayne Woodland	Big Sky Brokers, LLC	A
48	380897	Residential	12M	9181 York Road	Helena	\$589,000	None	Mark Stahly	Big Sky Brokers, LLC	A
49	380962	Residential	6SV	33 Crazyhead Road	Livingston	\$995,000	Lovely	Jessica Sarrazin	ERA Landmark Western Land	A
50	380915	Residential	6C	1001 Floyd Way	Livingston	\$549,000	Discovery Vista	Maranda Lee	Small Dog Realty	A
51	380976	Residential	4MC	33 Colony Court	Manhattan	\$995,000	Pioneer Crossing	Margaret Asay	Bozeman Brokers	A
52	380961	Residential	6PVW	79 Salmon Fly Road	Pray	\$1,300,000	Paradise Ranch Tracts	Theresa Huyser	Aspire Realty	A
53	380859	Residential	6PVE	39 Cascade Lane	Pray	\$1,100,000	Blue Ribbon Manors	Jackie Wickens & Trecie V	Yellowstone Brokers	A
54	380893	Residential	7MR	210 W Hamilton	Sheridan	\$325,000	Berkshire Original Plat	Michelle Van Dyke	Berkshire Hathaway Twin Bridges	A
55	380759	Residential	9TB	60 Morning Sky Way	Three Forks	\$765,000	Morning Sky Estates	Charles Eastty	eXp Realty, LLC	A
56	380709	Residential	4TC	2267 Kyd Road	Three Forks	\$670,000	Ridge View	Kelsi Wildman	NextHome Destination	A
57	380926	Residential	9TB	61 Rolling Prairie Way	Three Forks	\$665,000	Village at Elk Ridge	Kelley Halle	Berkshire Hathaway - Bozeman	A
58	380904	Residential	9TB	125 Wheatland Meadows Drive	Three Forks	\$585,000	Wheatland Meadows	Traci Gilbertson	Keller Williams Montana Realty	A
59	380890	Residential	9TB	27 Blue Stem Way	Three Forks	\$569,000	Village at Elk Ridge	Joe Depew	Windermere Bozeman - Downtown	A
60	380376	Residential	4TC	418 5th Avenue E	Three Forks	\$499,000	Milwaukee Land Company	Charles Eastty	eXp Realty, LLC	A
61	380827	Residential	4TP	136 Crawford Cutoff	Three Forks	\$425,000	Ponderosa Pines	Nancy Stevenson	Bozeman Real Estate Group	A
62	380901	Residential	10W	1428 N Main	Walkerville	\$145,000	Butte Addition	Jana Richards	Coldwell Banker Markovich RE	A
63	380927	Residential	7MR	7 N Lewis And Clark	Whitehall	\$995,000	Jefferson River Ranches	Kelley Halle	Berkshire Hathaway - Bozeman	A
64	380895	Residential	7J	162 Mt Highway 2 W	Whitehall	\$749,000	Other	Gina Ossello	McLeod Real Estate Group, LLC	A
65	380987	Residential	7B	213 Pine Street	Wisdom	\$269,000	None	Grady Holt	Beaverhead Home and Ranch RE	A
66	379915	Multi-Family	12M	84 Sugarloaf Mountain	Craig	\$379,000	Other	Sharon Stachlowski	Realty One Group Peak	A
67	380973	Land	3S	TBD Ridgeway Road	Belgrade	\$999,000	Other	Mike DeVries	McCaw, DeVries, Steinhauer & C	A
68	380959	Land	3S	TBD Ridgeway Road	Belgrade	\$999,000	Other	Mike DeVries	McCaw, DeVries, Steinhauer & C	A
69	380979	Land	3S	TBD Ryder/Ridgeway Drive	Belgrade	\$940,000	Other	Mike DeVries	McCaw, DeVries, Steinhauer & C	A
70	380978	Land	3S	TBD Ryder Drive	Belgrade	\$940,000	Other	Mike DeVries	McCaw, DeVries, Steinhauer & C	A

Big Sky Country MLS
New Listings From March15 - March 22

#	MLS #	Class	Area	Address	City	Price	Subdivision	Agent Name	Office Name	ST.
71	380983	Land	3S	TBD Remmy/Ridgeway	Belgrade	\$744,000	Other	Mike DeVries	McCaw, DeVries, Steinhauer & C	A
72	380981	Land	3S	TBD Remmy Way	Belgrade	\$744,000	Other	Mike DeVries	McCaw, DeVries, Steinhauer & C	A
73	380977	Land	3S	TBD Ryder Drive	Belgrade	\$696,000	Other	Mike DeVries	McCaw, DeVries, Steinhauer & C	A
74	380975	Land	3S	TBD Ryder Drive	Belgrade	\$653,000	Other	Mike DeVries	McCaw, DeVries, Steinhauer & C	A
75	380974	Land	3S	TBD Ryder Drive	Belgrade	\$651,000	Other	Mike DeVries	McCaw, DeVries, Steinhauer & C	A
76	380995	Land	3S	TBD Remmy way	Belgrade	\$466,000	Other	Mike DeVries	McCaw, DeVries, Steinhauer & C	A
77	380997	Land	3S	TBD Remmy way	Belgrade	\$435,000	Other	Mike DeVries	McCaw, DeVries, Steinhauer & C	A
78	380851	Land	12M	3930 S Canyonwoods Drive	Billings	\$825,000	Other	Shonna Ruble	Freedom Real Estate	A
79	380916	Land	12M	98 Bela Road	Boulder	\$109,000	Other	Stephen Youde	Avatar Realty	A
80	380606	Land	1NW	263 Nelson Road	Bozeman	\$1,041,000	None	Tom Starner	Starner Commercial Real Estate	A
81	380949	Land	2SE	TBD Lot 6 Canary Lane	Bozeman	\$599,900	Mount Ellis Meadows	Kari Francisco	Engel & Volkers - Bozeman	A
82	380883	Land	1NW	4162 Tanzanite Drive	Bozeman	\$345,000	Flanders Mill	Brooke Passmore	eXp Realty, LLC	A
83	380966	Land	10BWM	315 N Jackson	Butte	\$30,000	None	Noelle McGree	McLeod Real Estate Group, LLC	A
84	380896	Land	7MM	Lot 85 Sphinx Mountain	Cameron	\$245,000	Sphinx Mountain	Melissa Ross	Berkshire Hathaway - Bozeman	A
85	380986	Land	12M	84 Sugarloaf Mountain	Craig	\$379,000	Other	Sharon Stachlowski	Realty One Group Peak	A
86	380922	Land	7MM	Lot 25 Mallards Roost Rd	Ennis	\$325,000	Pintail Ridge	LisaC Carruthers	RE/MAX Mountain Property	A
87	380843	Land	7MM	22 Browline Lane	Ennis	\$275,000	Pronghorn Meadows	Dawn Buttrely	Resolute Roots Realty	A
88	380957	Land	12M	8490 Ordway Drive	Helena	\$210,000	Other	Mark Stahly	Big Sky Brokers, LLC	A
89	380950	Land	6C	127 S P Street	Livingston	\$99,500	Riverside Addition	Bruce Lay	Maverick Realty	A
90	380834	Land	4MC	Lot 39 TBD Wooden Shoe Lane	Manhattan	\$295,000	The Farmstead	Nancy Clark	AmeriMont Real Estate	A
91	380564	Land	4MN	Lot 124 TBD Little Jo Trail	Manhattan	\$250,000	Gallatin River Ranch	Tom Langel	AmeriMont Real Estate	A
92	380565	Land	4MN	Lot 217 TBD Reservoir Cutoff Road	Manhattan	\$250,000	Gallatin River Ranch	Tom Langel	AmeriMont Real Estate	A
93	380566	Land	4MN	Lot 232 TBD Crested Butte Road	Manhattan	\$250,000	Gallatin River Ranch	Tom Langel	AmeriMont Real Estate	A
94	380887	Land	4MN	Lot 128 TBD Headwaters Road	Manhattan	\$195,000	Gallatin River Ranch	Wyatt Brainard	AmeriMont Real Estate	A
95	380869	Land	7B	TBD Trapper Creek Road	Melrose	\$125,000	None	Tina West	Berkshire Hathaway - Butte	A
96	380888	Land	12M	365 Seclusion Point	Seeley Lake	\$154,000	Other	Kevin Wetherell	Clearwater Montana Properties	A
97	380924	Land	9A	TBD Rolling Prairie Way-Lot 256	Three Forks	\$220,000	Village at Elk Ridge	Ashley Crane	Realty One Group Peak	A
98	380800	Land	9A	TBD Rolling Prairie Way-Lot 255	Three Forks	\$215,000	Village at Elk Ridge	Ashley Crane	Realty One Group Peak	A
99	380362	Land	9TB	TBD Wild Rye (Lot 94) Place	Three Forks	\$175,000	Village at Elk Ridge	Rod MacKay	Keller Williams Montana Realty	A
100	380947	Farm and Ranch	4TSW	1915 Lakota Drive	Three Forks	\$39,500,000	Other	Tamara Williams	Tamara Williams and Company	A
101	380881	Commercial Sale	3S	5102 Jackrabbit Lane	Belgrade	\$7,500,000		Kevin Jovanovich	KJ Real Estate	A
102	380920	Commercial Sale	3N	1172 Happy Lane	Belgrade	\$2,900,000		Krissy Ludricks	Century 21 Heritage Realty	A
103	380488	Commercial Sale	3B	300 Jackrabbit Lane	Belgrade	\$2,800,000		Tom Starner	Starner Commercial Real Estate	A
104	380266	Commercial Sale	1NW	219 N 19th Avenue	Bozeman	\$7,000,000	West Park Manor	Tom Starner	Starner Commercial Real Estate	A
105	380982	Commercial Sale	7J	770 Mt Highway 2 East	Cardwell	\$3,600,000		Tamara Williams	Tamara Williams and Company	A
106	380808	Commercial Sale	2G	72652 Gallatin Road	Gallatin Gateway	\$2,250,000	None	Nancy Clark	AmeriMont Real Estate	A
107	380865	Commercial Sale	12M	313 18th Street SW	Great Falls	\$1,750,000	Other	Lynn Kenyon	Live in Montana Real Estate	A
108	380907	Commercial Sale	12M	313 18th Street SW	Great Falls	\$1,500,000	Other	Lynn Kenyon	Live in Montana Real Estate	A
109	380837	Commercial Sale	7J	3 Commercial Way	Whitehall	\$185,000		Gina Ossello	McLeod Real Estate Group, LLC	A
110	380877	Commercial Lease	2FC	20 W Haley Springs Unit#C	Bozeman	\$15		Sunny Odegard	Starner Commercial Real Estate	A
111	380900	Commercial Lease	10BE	2708 Harrison Avenue	Butte	\$1,850		Kurry Mills Hoffman	Clearwater Montana Properties	A
112	380917	Commercial Lease	12M	1925 Sherwood Street	Missoula	\$17		Jessie Eagen	Charter Commercial Real Estate	A