

## Client Full

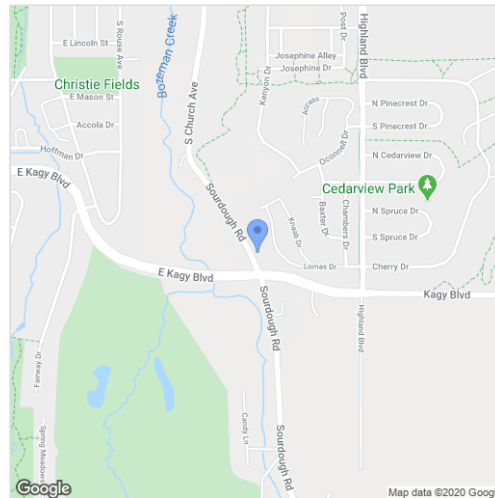
Listing

## CLIENT DETAIL REPORT

MLS#: 348277

2110 Sourdough Road

Date Printed: 07/15/2020



## GENERAL INFORMATION

<b>Status:</b>	<b>Active</b>	<b>Subd/Complex:</b>	Grafs 2nd Addition	<b>Year Built:</b>	2010
<b>Type:</b>	Single Family	<b>Lot Size:</b>	15,115 - SqFt	<b>Bedrooms:</b>	3
<b>City:</b>	Bozeman	<b>1st Level Sq Ft:</b>	1,611	<b>Baths:</b>	2.5
<b>Asking Price:</b>	\$779,000	<b>2nd Level Sq Ft:</b>		<b># Full Baths:</b>	1
<b>Area:</b>	1SM - Boz Main to Kagy	<b>3rd Level Sq Ft:</b>		<b># 3/4 Baths:</b>	1
<b>Levels:</b>	Single Floor with Basement	<b>Abv Grade Sq Ft:</b>	1,611	<b># 1/2 Baths:</b>	1
<b>Total Sq Ft:</b>	3,222	<b>Public Land Adjacent:</b>		<b>Water Amenity:</b>	None
<b>Days On Market:</b>	0	<b>Garage:</b>	2 Attached	<b>Basement Sq Ft:</b>	1,611
<b>Price/Sq Ft:</b>	\$241.78	<b>ADU Features:</b>		<b>HOA Amount:</b>	
<b>ADU SqFt:</b>		<b>HOA Pay Period:</b>			
<b>Directions:</b>	South on Church St. from downtown. Church becomes Sourdough Rd. House on left before Kagy.				
<b>Legal:</b>	GRAFS 2ND ADD, S18, T02 S, R06 E, LOT 8, ACRES 0.347, PLAT F-40				

## FEATURES

<b>Flooring:</b>	Hardwood Floors, Tile Floors	<b>Basement:</b>	2 Bedrooms, 1 Full Bath, Extra Room, Family Room, Laundry Area, Full - Finished, Daylight
<b>Appliances:</b>	Dual Wall Oven, Air Conditioner, Cooktop, Dishwasher, Disposal, Microwave, Refrigerator	<b>Style:</b>	
<b>Heating:</b>	Forced Air, Natural Gas, Solar, Wood	<b>Interior:</b>	Automatic Garage Door, Walk-In Closets, Wood Fireplace
<b>Cooling:</b>	AC-Central	<b>Site Improvements:</b>	Black Top Driveway, Landscaped Yard, Lawn, Underground Sprinklers Yard
<b>Roof:</b>	Asphalt, Shingle	<b>1st Level:</b>	Master Bedroom, 1 Half Bath, 1 - 3/4 Bath, Den/Office, Dining Area, Living Room, Kitchen, Laundry Area, Garage, Fireplace/Stove
<b>Patio/Deck:</b>	Covered Deck, Patio	<b>2nd Level:</b>	
<b>Exterior:</b>	Hardboard	<b>3rd Level:</b>	
<b>View:</b>	Mountains, Southern Exposure, Trees, Valley	<b>Utility Services:</b>	Cable, City Sewer, City Water, Natural Gas
<b>Road Access:</b>	Paved	<b>Seasonal Access:</b>	
<b>Amenities:</b>	Trail System	<b>Safety Features:</b>	Smoke/Heat Detector
<b>HOA Includes:</b>		<b>Outbuildings:</b>	Shed

## PUBLIC INFORMATION

## Public Remarks

Southside Bozeman 3 bed 3 bath home with open floorplan on Peet's Hill trail system. Watch the sun set and the storms roll in from the covered deck of this 2010 Ironwood Construction home that sits on a large lot with expansive southern views. The main floor features a large open kitchen, living, dining area with extra space, master bedroom, mud room, 2 baths, wood fireplace and home office. Spread out in the lower level with 2 additional bedrooms, full bath, family/ TV room, laundry area and storage/ mechanical room. Interior finishes include antiqued walnut and polished concrete floors, tall ceilings, viking appliances, upper and lower laundry, multiple storage areas and more. Exterior includes large parking area with power, private rear patio, solar panels, underground sprinklers, landscaped yard and shed. Walk or bike downtown on the trail system out your front door. Currently located in Longfellow school district.

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