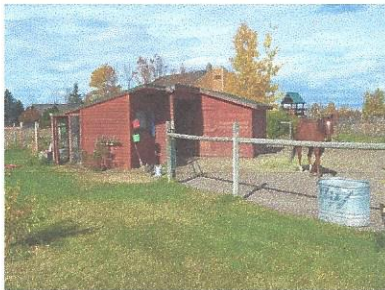


2740 KID CURRY



BEAUTIFUL HOME IN THE HEART OF THE GALLATIN VALLEY FEATURING:

- 3 BEDS, 2 BATHS
- AMAZING BRIDGER VIEWS
- 2 ACRES
- FENCED AND CROSS FENCED FOR PETS
- SEVERAL OUTBUILDINGS
- SOLAR POWER
- LARGE MASTER SUITE
- FINISHED BASEMENT
- WRAP AROUND PORCH
- EXTRA LARGE 2 CAR GARAGE
- SUBDIVISION ACCESS TO EAST GALLATIN RIVER AND HORSE ARENA

Listing Price:

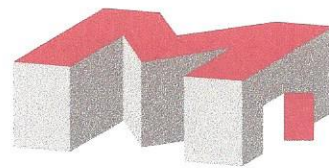
\$415,000.

MLS# 210030

CALL EDDIE TODAY FOR YOUR PERSONAL SHOWING.



EDDIE STEINHAUER
676 FERGUSON SUITE #4
BOZEMAN, MT 59718
OFFICE: (406)587-5540
CELL: (406)580-1456
FAX: (406)587-9166
www.mccawandcompany.com
eddie@mccawandcompany.com



McCaw & Company

RESIDENTIAL & COMMERCIAL REAL ESTATE

ALL FIELDS DETAIL



Picture	25	Bedrooms	3
MLS #	210030	Baths	2
Class	Residential	Garage	2 Attached
Type	Single Family	Horse	Allowed
Area	Boz Area N of I90/City 2N	Water Amenity	None
Asking Price	\$415,000	Public Land Adjacent	No
Address	2740 Kid Curry Dr	Levels	2 Floors with Basement
City	Bozeman	Log	No
State	MT		
Zip	59718		
Status	Active		



GENERAL

Input Date	12/6/2015 12:11 PM
Listing Agent 1	Edward K Steinhauer - BUS: 406-587-5540
Exclusive Right to Sell	Yes
Limited Service Listing	No
Selling Office Fee	3.00
Dual or Variable Commiss.	No
Year Built	2001
# 3/4 Baths	1
Expiration Date	6/30/2016
Directions	from Bozeman, West on Frontage, North on Nelson, follow turns to Outlaw Country, Left on Kid Curry.
Modular Construction	No
Lot Size Range	1-5.999 Acres
Total Sq. Ft.	2,262
Upper Level Sq. Ft.	390
Parcel Tax ID	000RFG9506
Occupant	Owner
Showing Instructions	Appointment with agent, Eddie 580-1456. 24 hours notice preferred.
Original Price	\$415,000
Cumulative DOMLS	0
Client Hit Count	0
ListHub	Yes
Automated Valuation	Yes
IDX Include	Y
Z - Sale/Rent	For Sale
Zillow/Trulia	Transmit
+/- 1 Acre	Over

# of Acres	2.0660
Listing Office 1	McCaw & Company Real Estate - OFFICE: 406-587-5540
Exclusive Agency	No
Subagency Offered	No
For Sale Sign Placed	Yes
Legal	OUTLAW COUNTRY SUB, S10, T01 S, R05 E, LOT 74, ACRES 2.066, PLAT J-66
# Full Baths	1
Listing Date	12/6/2015
Subdivision	Outlaw Country
Zoning	RES
Price per Sq. Ft.	\$183.47
Sq. Ft. Range	2251-2500
Main Level Sq. Ft.	936
Lower Level Sq. Ft.	936
Owner Last Name	Darby
Associated Docs	4
Realtor.com	Transmit
Cumulative DOM	0
Agent Hit Count	0
HOA	Yes
VOW Comment	Yes
Update Date	12/6/2015
Lockbox	Yes
New Construction	No
HOA Pay Period	Yearly
HOA Amount	150.00

FEATURES

Carpet	HOA Includes	View	Interior
Partial	Road Maintenance	Mountains	Garage Door Openers
Square Footage Source	Other	Valley	Tile Floors
Classification&Appraisal	Patio/Deck	Spectacular View	Vaulted Ceilings
Appliances	Deck	Southern Exposure	Window Coverings
Range	Porch	Street	Walk-In Closets
Microwave	Covered Porch	Paved	Wood Stove
Refrigerator	Covered Deck	Outbuildings	Exterior
Dishwasher	Balcony	Stable	Cedar
Woodstove	Yard	Corrals	Main Level
Heating/Cooling	Lawn	Storage Shed	1 Bedroom
Electric	Landscape	Loafing Shed	Kitchen
Gas	Garden	Documents on File	Dining Area
Wood	Underground Sprinklers	Photographs	Living Room
Roof	Fencing	Covenants/Restrictions	Fireplace/Stove
Asphalt	All/Perimeter	Power Bills	1 - 3/4 Bath
Shingle	Smooth Wire	Classification&Appraisal	Upper Level
Driveway	Wood, Rail, Log	Property Disclosure	Master Bedroom
Black Top	Cross	Amenities/Safety Features	1 Full Bath
	Water - Domestic	Water Softener	Lower Level

FEATURES

Private Well

Sewer

Septic

Showing Instructions

Appointment w/ LA

Notice To Show

Near Pond/River

Basement

Full - Finished

Style

Custom

1 Bedroom

Family Room

Extra Room

Utility Services

Solar Power

FINANCIAL

Apx Tax \$

\$3,104.65

Terms Offered

Cash, New Financing

Tax Year

2015

Earnest Money Held By Security Title Co

AGENT INFORMATION

Call agent with as much notice as possible to show and we will do our best to accommodate, 24 hours notice preferred. Basement bedroom window may not be full egress. Home has supplemental power via solar panels on roof of garage!

PUBLIC INFORMATION

Unbeatable mountain views from this multi story 3 bed 2 bath Gallatin Valley home. The main floor features a cozy living and dining area with a wall of windows and woodstove, a peaceful place to spend an evening by the fire. The top floor is dedicated to a large master suite with walk in closet, full bath and private balcony. Lower level has extra finished space for work or play! Fully fenced yard too. Outlaw Country subdivision features private access to the East Gallatin River and a community horse arena.

ADDITIONAL PICTURES





DISCLAIMER

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- Account Services
- Save Energy & Money
- Environment
- Safety
- Community Works
- Our Company

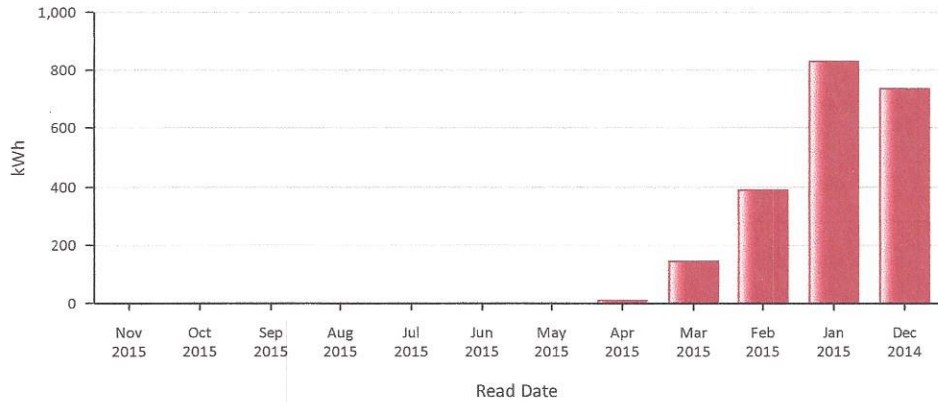
- Select Property Address
- Change My User Profile
- Energy Calculator
- Contact Us
- Logout

Usage History

Real Estate Agent Name : EDWARD STEINHAUER

Property Address : 2740 KID CURRY DR
BOZEMAN, MT

Show Usage For **Electric**



Showing Month 1 to 12 out of 23 Months



The tables below show your energy usage for the past 24 months. This information may be useful as you look for opportunities to save energy or when you compare offers of energy suppliers. These figures do not include usage for area lighting or other unlimited services.

Year	2015											2014
Month	Nov	Oct	Sep	Aug	Jul	Jun	May	Apr	Mar	Feb	Jan	Dec
Usage (KWh)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	11.0	142.0	390.0	829.0	734.0
Demand	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
\$ Billed	5.25	5.25	5.25	5.25	5.25	5.25	5.25	6.51	21.15	47.71	94.91	83.93
No. Days	29	30	29	32	31	32	29	30	28	32	34	29

Year	2014											2013
Month	Nov	Oct	Sep	Aug	Jul	Jun	Apr	Mar	Feb	Jan	Dec	
Usage (KWh)	0.0	0.0	0.0	0.0	0.0	132.0	147.0	385.0	443.0	513.0	547.0	
Demand	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
\$ Billed	5.25	5.25	10.50	5.25	5.25	18.21	19.74	44.14	51.09	58.61	62.39	
No. Days	30	28	63	28	33	31	31	29	29	30	33	



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- Account Services
- Save Energy & Money
- Environment
- Safety
- Community Works
- Our Company

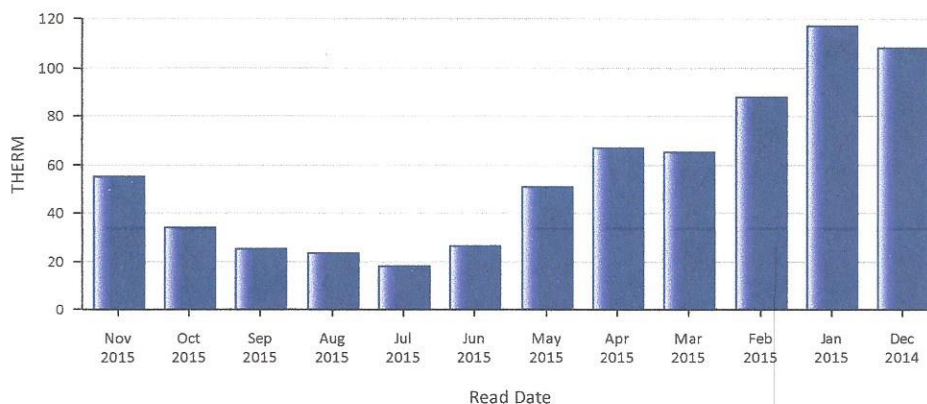
- Select Property Address
- Change My User Profile
- Energy Calculator
- Contact Us
- Logout

Usage History

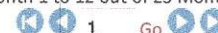
Real Estate Agent Name : EDWARD STEINHAUER

Property Address : 2740 KID CURRY DR
BOZEMAN, MT

Show Usage For Gas



Showing Month 1 to 12 out of 23 Months



The tables below show your energy usage for the past 24 months. This information may be useful as you look for opportunities to save energy or when you compare offers of energy suppliers. These figures do not include usage for area lighting or other unlimited services.

Year	2015												2014
Month	Nov	Oct	Sep	Aug	Jul	Jun	May	Apr	Mar	Feb	Jan	Dec	
Usage (THERM)	55.0	34.0	25.0	23.0	18.0	26.0	51.0	67.0	65.0	88.0	117.0	108.0	
Demand	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
\$ Billed	44.97	31.11	24.88	23.66	20.09	25.54	43.81	56.3	55.65	75.99	101.44	94.75	
No. Days	29	30	29	32	31	32	29	30	28	32	34	29	
Year	2014												2013
Month	Nov	Oct	Sep	Aug	Jul	Jun	Apr	Mar	Feb	Jan	Dec		
Usage (THERM)	60.0	33.0	45.0	4.0	37.0	49.0	64.0	77.0	95.0	73.0	94.0		
Demand	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		
\$ Billed	56.06	34.17	52.20	11.18	45.56	56.71	66.87	73.17	85.69	66.18	80.21		
No. Days	30	28	63	29	32	31	31	29	29	30	33		



Welcome to the official website of



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[New Search](#)

[History](#)

[Payoff](#)

[Help](#)

Property/Parcel TaxID: RFG9506

Status: Current

Receipt: 9506

2015 Owner(s):
DARBY CONOR &
JOHNSTON HOLCOMB M

Mailing Address:

2740 KID CURRY DR
BOZEMAN, MT 597188727

Levy District:
2368-03, 44R Belgrade(R)CVF-BGPR

2015 Value:

Market: \$335,100
Taxable: \$4,524
Vet Exempt: \$0
Net Taxable: \$4,524

[Detail](#)

2015 Taxes:

First Half: \$1,555.64 **Due:** 12/4/2015
Second Half: \$1,549.01 **Due:** 5/31/2016
Total: \$3,104.65

[View Pie Charts](#)

[Detail](#)

2015 Payments:

First Half: \$1,555.64
Second Half: \$0.00
Total: \$1,555.64

(May include penalty & interest)

2015 Legal Records:

Geo Code: 06-0904-10-3-02-13-0000 **Instru#:** 2391312 **Date:** 06/23/2011

Property address: 2740 KID CURRY DR, BOZEMAN MT 59715

Subdivision: (OUT) Outlaw Country Subdivision **Lot:** 74

TRS: T01 S, R05 E, Sec. 10

Legal: OUTLAW COUNTRY SUB, S10, T01 S, R05 E,
Lot 74, ACRES 2.066, PLAT J-66

Note:

TO OBTAIN PAYMENTS, CLICK ON "HISTORY"

Only one search criterion is required (e.g. Parcel # or Owner Name). Entering additional criteria will result in an incomplete search.

ATTENTION: For Owner Name Searches, you must search LastName FirstName.

Website data last updated 12/1/2015.

Payments can be sent to:

Gallatin County Treasurer
311 West Main, Room 103
Bozeman, MT 59715

Please direct any questions to:

(406)582-3030 or treasurer@gallatin.mt.gov

