

## Client Full

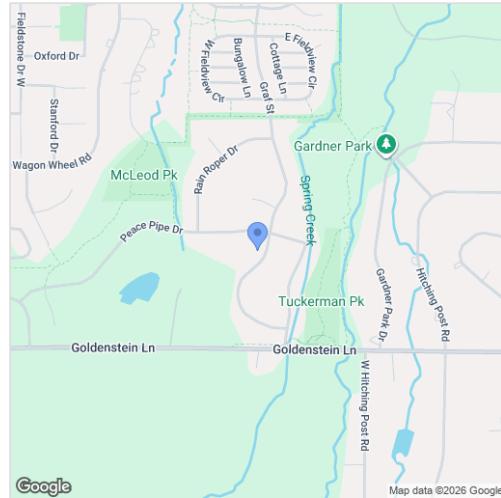
Listing

## CLIENT DETAIL REPORT

MLS#: 406829

4235 Graf Street

Date Printed: 01/13/2026



## GENERAL INFORMATION

Status:	Active	Subd/Complex:	Sundance Springs	Year Built:	2001
Type:	Single Family			Bedrooms:	5
City:	Bozeman	Lot Size:	.41 - Acres	Baths:	4.0
Asking Price:	\$1,899,000	1st Level Sq Ft:	3,600	# Full Baths:	2
Area:	1SK - Boz S of Kagy	2nd Level Sq Ft:	745	# 3/4 Baths:	2
Levels:	2 Floors no Basement	3rd Level Sq Ft:		# 1/2 Baths:	
Total Sq Ft:	4,345	Abv Grade Sq Ft:	4,345	Water Amenity	
Days On Market:	69	Garage SF:	929	On/Tch:	
CDOM:	69	Garage SF Source:	Agent, Floor Plans	Water Amenity	Pond
Price/Sq Ft:	\$437.05	Unfinished SF:	0	Nearby:	
ADU SqFt:		Loc of Unfin SF:		Basement Sq Ft:	
Airstrip Runway Airport:		Public Land Nearby:		HOA Amount:	\$730.00
		Garage:	3 Attached	HOA Pay Period:	Yearly
		ADU Features:		Public Land	
		Livestock Permitted:	No	On/Tch:	

**Directions:** South 19th to Goldstein Road East to Morning Sun. First Left On Graf Home in on the left side West.  
**Legal:** SUNDANCE SPRINGS SUB PH 1A, S30, T02 S, R06 E, LOT 41, ACRES 0.41, PLUS OPEN SPACE PLAT J-256

## FEATURES

<b>Flooring:</b>	Hardwood Floors, Partial Carpeting, Tile Floors	<b>Basement:</b>	
<b>Appliances:</b>	Air Conditioner, Cooktop, Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer, Water Softener	<b>Style:</b>	Craftsman
<b>Heating:</b>	Furnace - Gas	<b>Interior:</b>	Automatic Garage Door, Gas Fireplace, Vaulted Ceiling, Walk-In Closets, Window Coverings
<b>Cooling:</b>	AC-Central	<b>Site Improvements:</b>	Landscaped Yard, Lawn
<b>Roof:</b>	Asphalt	<b>1st Level:</b>	4 or More Bedrooms, Primary Bedroom, 2 Full Baths, 1 - 3/4 Bath, Den/Office, Dining Area, Family Room, Living Room, Kitchen, Laundry Room, Garage, Fireplace/Stove
<b>Patio/Deck:</b>	Deck	<b>2nd Level:</b>	1 Bedroom, 1 - 3/4 Bath
<b>Exterior:</b>	Hardboard	<b>3rd Level:</b>	
<b>View:</b>	Meadow, Mountains, Trees, Wooded	<b>Utility Services:</b>	115V Electric, 220V Electric, City Sewer, City Water, Natural Gas, Telephone, Well Water
<b>Amenities:</b>	Park, Pond/River, Sidewalks, Trail System	<b>Safety Features:</b>	
<b>HOA Includes:</b>	Park/Trail Maintenance, Road Maintenance	<b>Outbuildings:</b>	

## PUBLIC INFORMATION

**Public Remarks**

Spacious 5 bed, 4 bath home in Sundance Springs features four bedrooms—including the master—on the ground floor, and a large guest suite with a three-quarter bath upstairs. The property includes an office, laundry room, family room, dining area, living room, and large foyer on nearly half an acre with mature landscaping and trees. Amenities include a 4.725 kW solar panel system, dedicated irrigation well, extra-large three-car garage, west-side farm and ranch views, central air, generous closets, ample storage, two fireplaces, and a large west-facing deck accessible from both the master bedroom and kitchen. The home is in excellent, well-maintained condition.

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 Photos

Single Family

**4235 Graf Street**

LP: \$1,899,000

406829 Active

Bozeman, MT 59715







Information deemed reliable but not guaranteed.

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