

## Client Full

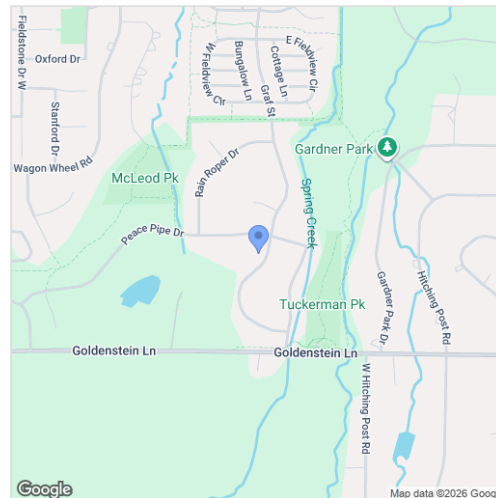
Listing

## CLIENT DETAIL REPORT

MLS#: 406829

4235 Graf Street

Date Printed: 01/13/2026



## GENERAL INFORMATION

<b>Status:</b>	<b>Active</b>	<b>Subd/Complex:</b>	Sundance Springs	<b>Year Built:</b>	2001
<b>Type:</b>	Single Family			<b>Bedrooms:</b>	5
<b>City:</b>	Bozeman	<b>Lot Size:</b>	.41 - Acres	<b>Baths:</b>	4.0
<b>Asking Price:</b>	\$1,899,000	<b>1st Level Sq Ft:</b>	3,600	<b># Full Baths:</b>	2
<b>Area:</b>	1SK - Boz S of Kagy	<b>2nd Level Sq Ft:</b>	745	<b># 3/4 Baths:</b>	2
<b>Levels:</b>	2 Floors no Basement	<b>3rd Level Sq Ft:</b>		<b># 1/2 Baths:</b>	
<b>Total Sq Ft:</b>	4,345	<b>Abv Grade Sq Ft:</b>	4,345	<b>Water Amenity</b>	
				<b>On/Tch:</b>	
<b>Days On Market:</b>	69	<b>Garage SF:</b>	929	<b>Water Amenity</b>	Pond
				<b>Nearby:</b>	
<b>CDOM:</b>	69	<b>Garage SF Source:</b>	Agent, Floor Plans	<b>Basement Sq Ft:</b>	
<b>Price/Sq Ft:</b>	\$437.05	<b>Unfinished SF:</b>	0	<b>HOA Amount:</b>	\$730.00
<b>ADU SqFt:</b>		<b>Loc of Unfin SF:</b>		<b>HOA Pay Period:</b>	Yearly
<b>Airstrip Runway Airport:</b>		<b>Public Land Nearby:</b>		<b>Public Land</b>	
				<b>On/Tch:</b>	
		<b>Garage:</b>	3 Attached		
		<b>ADU Features:</b>			
		<b>Livestock Permitted:</b>	No		
<b>Directions:</b>	South 19th to Goldstein Road East to Morning Sun. First Left On Graf Home in on the left side West.				
<b>Legal:</b>	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.

Evan McCaw  
 McCaw, DeVries, Steinhauer & Co.  
 676 Ferguson Ave. Ste. 4  
 Bozeman MT 59718  
 Ph: 406-581-2213  
 etmccaw@gmail.com

 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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