



COLDWELL BANKER  
DISTINCTIVE  
PROPERTIES

GREG & AMELIA SMITH  
406-599-8469  
GREGSMITHBIGSKY@GMAIL.COM

# 36 SADDLE SPUR, BOZEMAN MT

## PROPERTY

The premier lot in Saddle Peak Ranch (SPR) with 4 acres of land, 2 acres of adjacent open space for 6 acres of privacy. Highest elevation lot in SPR with amazing post card views.

Seasonal Bostwick Creek on the North side of the property.

## HOME DESCRIPTION

Single story Montana ranch style with high-end finished guest quarter with large 3 car garage and shop - ten minutes from Bozeman, in the Springhill community.

Extensive use of full depth NW Montana ledge stone on fireplace, shed garage and support columns.

Certain-teed Presidential Shake 50-year roof to replicate the appearance of hand-split cedar shakes in the form of premium roofing asphalt.

Corrugated metal roofing on dormers and shed roofs.

Tumbled paver front & back patios and walkway.

Montana timber products premium Douglas fir beams, siding, trim, fascia and knee braces.

Sierra Pacific casement wood windows.

8 foot high, 2 ¼ inch thick reclaimed fir exterior doors with Rocky Mountain hardware.

8 foot high, 1 ¾ inch thick knotty alder interior doors

Reclaimed fir (from a school house tear down in British Columbia) ceilings in kitchen, great room and master bedroom, reclaimed fir transitions in main home.

Knotty alder window, door and base trim.

Premium insulation includes core bonded (spray foamed) and blown in blanket (BIB) in both main home and garage. Garage has BIB insulated 8" walls on 1st story portion that is radiant heated.

5/8" drywall used on interior walls with sound proofing.

Reclaimed oak wood floors in main home & circle sawn fir wood floors in guest quarter.

Large master walk-in closet, his & her closets in other two guest bedrooms, all with built-ins.

Extensive built-in cabinetry in master closet, pantry, guest bedroom closets, office and garage shop.

Shaw berber carpet and premium rubber pad in guest bedrooms.

Levolor room darkening blinds in master bedroom and levolor blinds throughout home and guest quarter.

Ceiling fans in all bedrooms, great room and guest quarter.

All electrical can lights are LED's.

Premium oil rubbed bronze custom steel gutters.

Electrical inspection completed in 5/2018.

## **GREAT ROOM**

Large floor-to-ceiling Fireplace Xtrordinair Montana ledgestone fireplace.

Massive windows maximize close up views of Bridger mountains.

Vaulted great room reclaimed fir ceiling features large beams, purlins & reclaimed paneling.

Built-in surround sound system wired to main entertainment center.

## KITCHEN

Granite countertops with large 45" X 97" island.

Dry-stacked Syzygy handmade tile backsplash with Schluter metal trim.

Wolf 36" 6-burner natural gas and oven range/hood.

Wolf 30" wall oven, microwave and warming drawer.

Subzero 15" wine cooler.

Subzero 36" refrigerator/freezer with ice maker.

Hoshizaki 15" "Sonic" type ice machine.

Bosch dishwasher with wood cabinet face.

Shaws "Original" hand-made fireclay farm sink.

Newport Brass oil rubbed bronze faucets and insta-hot.

Knotty alder glazed kitchen cabinets.

Rejuvenation light fixtures in kitchen, dining and main hallway.

Work desk area off kitchen and across from pantry.

## MASTER BEDROOM

Five windows maximize close-up views of Bridger mountains.

Reclaimed fir beams and ceiling paneling.

## MASTER BATHROOM

French limestone tiled floors.

Knotty alder glazed cabinets.

Lagos blue honed limestone slab vanity tops.

Lagos blue honed tile in shower & soaking tub surround.

Kohler cast iron tub for two.

Large shower with dual shower heads & seat.

Reclaimed hemlock sliding barn entry door.

Newport brass oil rubbed bronze sink & tub faucets.

Heated Tuzio towel bar.

Reclaimed fir framed beveled mirrors.

Radiant heat floors.

## **OFFICE**

Built-in glazed knotty alder cabinets & book shelves with two workstations.

Great territorial mountain views out office windows.

## **GUEST QUARTERS**

Amazing views of Gallatin Mountains, Spanish Peaks and Tobacco Roots as well as close up views of Bridgers out bedroom side. Bozeman & Belgrade city lights views.

Full kitchen with granite countertops and bath (tub/shower).

Knotty alder glazed cabinets and pantry.

Desk for computer with big screen TV.

Circle sawn fir wood floors with noche travertine bathroom flooring & shower.

## **MECHANICAL ROOM**

Beam central vacuum system.

Hard wired alarm system main home & garage with motion detectors.

Lorex 8 camera security system with POE switch and DVR.

Trane variable speed air handler and high efficiency 96% Trane furnace.

Programmable thermostats in main home & guest quarters.

Trane clean effects air filtration system.

Kinetico all mechanical water softening system.

Aprilaire central steam humidification system.

Viessmann radiant heat system for main house/garage and shop.

Separate built-in generator circuits for optional home generator.

Built-in stereo system with large 11" speakers in main home, shop and guest quarters.

Main home & guest quarters are hard wired with Cat 5 and Cat 6 cabling.

Main home, garage, shop and guest quarters all Radon mitigated.