SMALL DOG REALTY

*Paradise Valley*

# OPEN HOUSE TOUR

## THURSDAY, JUNE 20TH, 4-6PM

**Join us Thursday, June 20th, 2024 for an Open House event featuring 114 Spring Creek Hills Drive, Paradise Valley, 14 Little Bunny, Paradise Valley, 23 Obsidian Lane, Pray, and 1007 Scott Street W, Gardiner. Come view these homes situated in the picturesque Paradise Valley and gateway to Yellowstone National Park. Drawing will be held for a $400 gift certificate to Campione!**

## 1007 SCOTT STREET WEST // $3,300,000 // 6,402 sq. ft. // 7bd // 7ba // MLS#392241







Welcome to this once in a lifetime, one of a kind custom home on the banks of the Yellowstone river and minutes from Yellowstone National Park. Designed and built by artists, each element of this home has been carefully and thoughtfully crafted and designed. Using reclaimed historic materials, hand crafted lighting, and fine antiques, you will not find another home like this one. Each room of the home was designed to enjoy the magnificent views of the Yellowstone river and the rugged open space of America's first National Park. You can completely forget you are in town as you sit and sip your coffee and watch the bald eagles soar above the river, hawks as they fish for their breakfast, and deer nestling in the shade of the Junipers. The home was designed to be used as a residence and also a gallery space plus guest lodging. There are a total of 7 bedrooms, 7 and a half bathrooms, and two custom kitchens with LaCanche ranges and soapstone countertops. The custom stone fireplace is the “Heart Of The Home” and can be seen from the kitchen, dining room and living room. The “wood fired pizza oven” is always a hit for guests and great homemade meals. Pizza, calzones, bread all taste better with a little smoke added and there’s nothing better than curling up by the fire with a book and blanket. The possibilities are endless with this property. It would make a great commercial endeavor (lodging, restaurant, events) or commercial/residential blend. Or occupy the entire home as a legacy family retreat space! No matter what room you are in you will feel the custom artistic touches and the wild beauty of nature out of the massive windows. And yet you are right in the town of Gardiner, with its shopping, restaurants and quaint community feel.

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## 14 LITTLE BUNNY // $1,100,000 // 2,660 sq. ft. // 4bd // 2ba // MLS#392540





Welcome to this beautiful 2,500 sq. ft. home located in the middle of the sought after Paradise Valley and a stones throw away from the Yellowstone river. 18 miles from Livingston and 35 miles to Yellowstone National Park. The home sits on 4.5 acres with irrigation rights. This turnkey home has been totally renovated inside and out. A charming covered front porch greets you as you enter the home into a slate flooring entry way. Open floor plan includes a completely remodeled kitchen with maple cabinetry, quartz counter tops, stainless steel appliances, and granite composite sink. The large picture windows in the living room take in the gorgeous views of the Absaroka range and the dominant Emigrant Peak. The living room also boasts a Tulikivi Stove for heat and ambience during those cold Montana nights. The dining area overlooks the wood deck with a lighted pergola for outdoor entertaining and enjoying the Paradise Valley views. There are 4 bedrooms, all with walk in closets, and 2 full bathrooms featuring quartz counter tops and porcelain tile flooring. There is also an extra room for a home office, a walk in pantry, and laundry room with a new hot water tank. A second foyer entrance connects the newly constructed 28x30 attached and heated 2-car garage which also includes a 600 sq. ft. loft that can be used as additional sleeping space for guests, artist studio, home workout room, or home game room. The exterior was not left out in the renovation and features no maintenance oxidized Douglas fir siding, fresh paint, and brand new gutters. To finish the total makeover, a new roof was installed in 2022. Septic tank has been serviced in 2021 and there is a wooded storage shed also on the property. This nicely appointed home sits 1 hr from the Bozeman airport and is easy year round access. There are multiple river access points and several public trailheads within minutes of this home for the unmatched recreational opportunities that Montana and the Paradise Valley offer.

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## 23 OBSIDIAN LANE // $1,175,000 // 2,803 sq. ft. // 4bd // 3.5ba // MLS#391276







This beautiful 3000 sq. ft. home sits on a 1.64-acre lot in the heart of Paradise Valley (located between Mill Creek Rd. and Chico Hot Springs). Constructed in 2021, the 4BD/3.5BA home embodies modern design and craftsmanship. From the oxidized, no-maintenance wood exterior to the fine interior finishes, this house has all the features you would expect in a custom home. Inside, discover an inviting open floor plan with beautiful oak floors and alder trim, accented by rustic-contemporary design elements. The spacious living room and dining room are surrounded by large picture windows which showcase the epic views, a vaulted rustic wood plank ceiling, and a gas fireplace with a gorgeous stone hearth. The modern kitchen features stainless steel appliances and has a clean, functional design with beautiful countertops. The master suite is situated on the opposite end of the other 3 bedrooms and features his- and hers- walk- in closets and a master bath with luxurious marble tile. The property is in a prime location between Yellowstone National Park and the charming town of Livingston, while the Yellowstone River and Chico Hot Springs are just minutes away. Landscaping includes newer trees, underground sprinkler system and front walkway.

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## 114 SPRING CREEK HILLS DR. // $1,600,000 // 5,772 sq. ft. // 5bd // 4ba // MLS#392922



Absaroka Mountain views so pretty, it is hard to believe! Nestled in the picturesque Paradise Valley, this gem of a home offers privacy and tranquility while being only a short 15 minute drive from local Livingston amenities. This spacious home has been meticulously maintained with some thoughtful updates throughout. The main floor offers an amazing space for entertaining. The huge kitchen opens to the dining and living areas, all situated to maximize views. Next to the dining area, on the other side of the fireplace, sits a room that could be great for formal dining or would be make an excellent game room or cozy den space. This main level boasts two very generously sized master suites as well as an additional bedroom. Tons of space! Downstairs you can find tons of fully finished squarefootage ready to become whatever the next owner needs. Do you have hobbies that take up a lot of space? Always wanted an in home theater? Fitness room? Additional bedrooms? Whatever suits your fancy, this space can easily become! There is a door to the exterior from the basement for easy access. The large deck off of the dining area will certainly make you popular with friends and family during BBQ season! As it looks east toward the mountains, morning coffee drinking just got prettier, and you can enjoy evening deck hangouts without too much of the hot summer sun. The backyard is fully fenced. Spring Creek Hills Subdivision is a private community that offers 160 acres of common space to property owners only. You get the best of both worlds having an abundance of private land for recreating (and peace of mind knowing that density cannot be increased), but you only have to maintain your 1/3 acre!