



403 Bramble Street

Big Timber, Montana

Spacious Home

This great value is offered at \$300,000

MLS # 190618



Offered Exclusively By:
Sonny Todd Real Estate
301 W First, PO Box 788
Big Timber, MT 59011
Office: (406) 932-6668(406) 932-LAND
Toll Free: 1-866-932-1031Fax: (406) 932-4838
info@sonnytoddrealestate.com
www.sonnytoddrealestate.com



403 Bramble Street



AGENTS NOTE:

This historical home is in the center of town has recently been extensively remodeled. This home has many original accents including much of the original woodwork, light fixtures and hardwood floors.

Mature landscaping, flower and vegetable gardens give this spacious corner property of 2 city lots spectacular street appeal.

This home is 2,700 sq. ft. with 3 bedrooms, 2 1/2 baths, heated attached garage and a bonus room.

Keeping in the spirit of its original character, this historic home has been thoughtfully updated to meet today's modern needs with old world charm.

What a perfect opportunity to enjoy a beautiful home, within walking distance of downtown this private oasis will be a beautiful place to call your home.



Mary Ann Duffey

Cell: 406-930-6607

Sonny Todd Real Estate

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403 Bramble Street, Big Timber Montana MLS# 190618

SUMMARY:

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**THIS GREAT VALUE IS OFFERED AT BELOW APPRAISAL:
PRICE REDUCED, NOW OFFERED AT...\$300,000.**

TERMS: Cash

Notice: The data contained herein was obtained from the owner and other sources deemed reliable, but is not guaranteed by agents. Prospective purchasers may be asked to provide a financial reference prior to a showing and are advised to examine the facts to their own satisfaction. This offering is subject to change of price and terms, lease, prior sale or withdrawal from the market, without notice.



**403 Bramble Street - 2,700 sq. ft. of living space
Plus: 336 sq. ft. attached garage, 200 sq. ft. basement**



MLS# 190618 403 Bramble Street, Big Timber, Montana

Home 2,700 sq. ft., 3 bedrooms, bonus room, 2 1/2 baths

Plus:

360 sq. ft. heated

attached garage

200 sq. ft. basement

**Main Entry
Facing Bramble
Street**



**Facing West to
Bramble Street
with Garage**

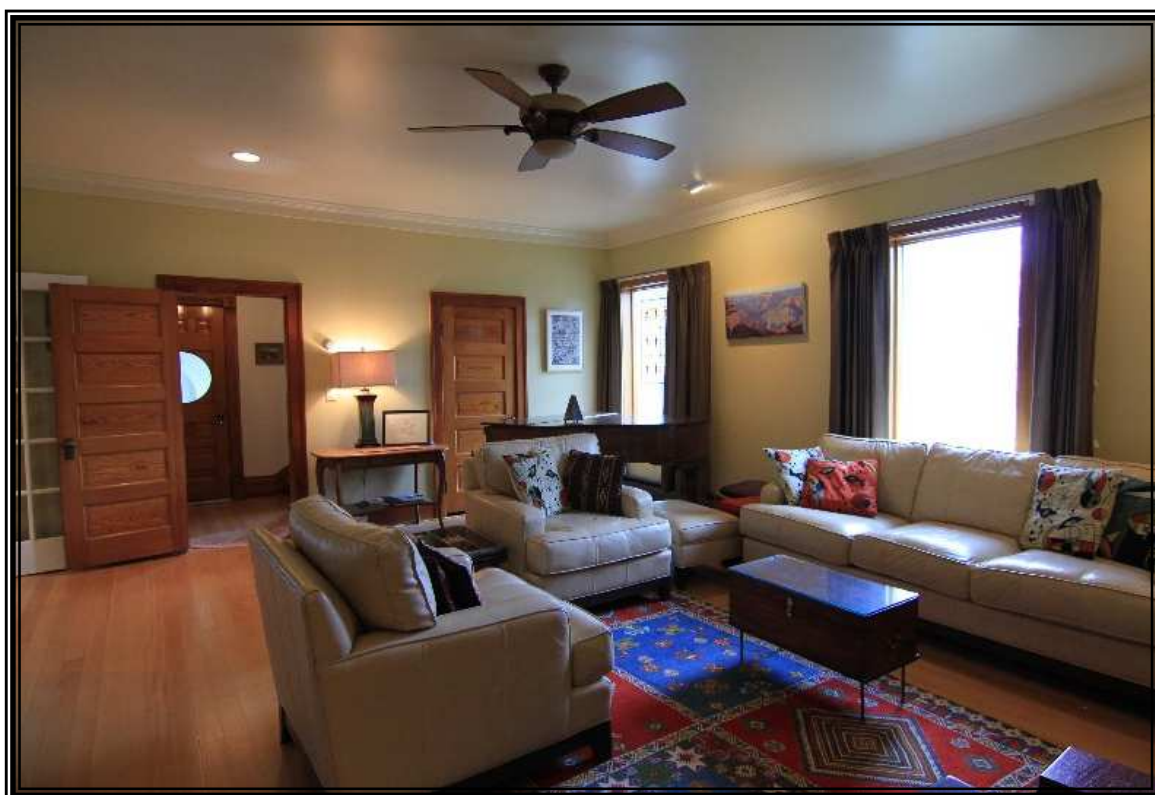
**Facing North
to 4th Ave. East**



Front Entry



Living Room



Dining Room



Kitchen



**Master Bedroom
with Sun Room**



**Master Bedroom
Built in Closets**

Master Bath





**Upstairs bedroom
South side**

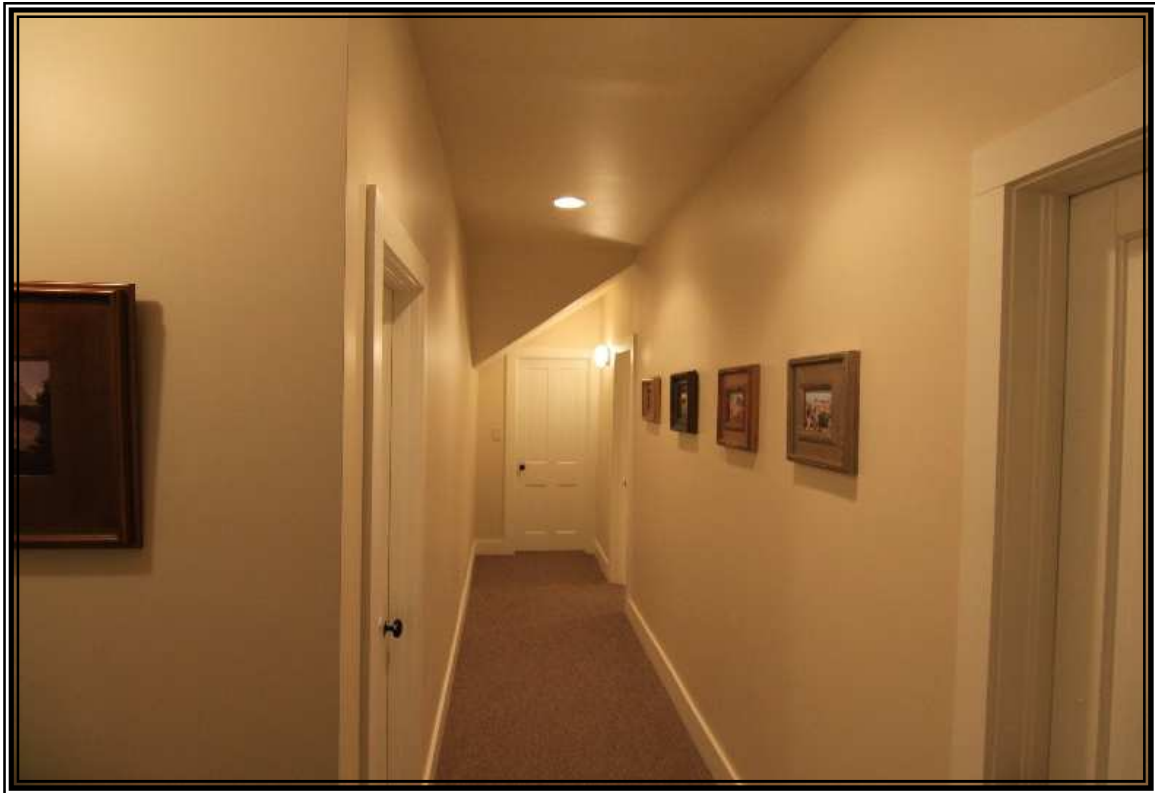


**Glass door lead-
ing to large walk-
in closet**



**Upstairs bedroom
North side**

Upstairs Hallway to Bathroom and Walk-in Attic



Upstairs Bathroom



403 Bramble Street

Main Floor

Front Entrance:

- Original wood exterior round front door with round glass window
- Original interior front door with round glass window and original oak screen door

Entry Foyer:

- Original wood staircase and woodwork around windows
- Original light fixture

Kitchen:

- Glass tile backsplash
- Tile flooring
- Under cabinet lighting.
- Electric Convection Oven with gas cooktop
- All new cabinets – some with glass fronts
- Two person “eat at counter” with pendant lighting.
- Stainless steel range hood
- Large pantry
- New vinyl window with low-e glass
- 9’ ceilings with crown molding.
- Wall sconces and recessed canned lighting
- Open to dining room
- Original woodwork painted

Dining Room:

- Measurements: 14’ x 15’
- Original Refinished Maple Hardwood flooring
- Original cut glass light fixture.
- New vinyl window with low-e glass
- Wall sconce lighting
- 9’ ceilings with crown molding
- Original woodwork painted

Living Room:

- Measurements: 21’ x 18’
- Original refinished Fir flooring.
- Recessed can lighting
- Ceiling fan
- 2 large picture windows
- Original woodwork – painted
- 9’ ceilings with crown molding

Master Bedroom:

- Measurements: 14’ x 17’
- Original refinished Maple Hardwood floors
- Recessed lighting and original wall sconces
- Original cast iron radiator heater
- New large built-in closets and drawers
- New vinyl window with low-e glass
- Ceiling fan
- 9’ ceilings with crown molding
- French doors leading to sun room
- Master bath with heated tile floors and large tile shower

Powder Room:

- Half bath with custom fir counter with Kohler sink and Delta faucet
- Marmolium flooring
- 2 large built in linen cabinets

Laundry Area:

- Original cast iron porcelain laundry sink
- New (2012) Front Load washer and Dryer (Large capacity Kenmore)
- New base and wall cabinets with counter top and laundry basket storage

Upstairs:

- New wall to wall carpeting throughout.
- Two large bedrooms, one with large walk in closet.
- 8’6” ceilings
- All new anti-microbial spray foam insulation
- All new vinyl windows with low-e glass

Upstairs Bathroom:

- Bathtub and Shower combo
- 2 wall hung sinks
- Vinyl flooring
- Heat, fan, light combo on timer
- Original wall sconces
- Built in Linen cabinets

Bonus Room:

- Built in cabinets with sink
- Track lighting
- Allure Traffic Master 25 year vinyl flooring
- Two operable sky lights
- Electric heater with wall thermostat

Miscellaneous:

- Original Wrought Iron Fencing
 - Attached heated one car garage
 - New insulated garage door with automatic door opener.
 - New Gas Boiler
 - New Gas Hot water tank
 - Hard wired smoke detectors throughout
 - Baseboard Radiant heat throughout
 - Mud room entry at Kitchen with tiled floor and new vinyl windows with low-e glass
 - 200 sq. ft. basement perfect for a wine cellar
 - New stronger post and beams in basement
 - New plumbing throughout interior
 - New 200 amp electrical panel and all new wiring
 - Automated underground sprinkler system
 - Concrete driveway, walks and sidewalks
-



Location: 403 Bramble Street, Big Timber, Montana in Sweet Grass County.

Big Timber introduction and Area History:

Big Timber is the Sweet Grass County Seat and is located at the confluence of the Yellowstone and the Boulder Rivers. It serves as the support system to the areas ranching community and recreation industry.

The name Big Timber came from Lewis and Clark when they used the big Cottonwood Trees along the Yellowstone River to make their dugout canoes for their journey south.

Some of the town amenities include:

- Pioneer Medical Clinic, Assisted Living and Nursing Home, Optometrist, Dentist, Chiropractor, Barber and Beauty Shops, Churches, Grocery Store, Clothing Stores, Museum, Art Galleries, Quilt Shop, Hardware Store, Lumber Store, Restaurants including the nationally acclaimed “Grand Hotel”. Motels, B & B’s, and Vacation Rentals. Fishing and Hunting Guides. NRA rodeo, Bull-A-Rama and the County Fair.
- Big Timber also has a paved airport capable of facilitating most any private aircraft.
- Big Timber’s schools offer K-12.
- *Future home of the Cowboy Hall of Fame.*

Billings – 87 miles to the east. Billings Logan International Airport (BIL). Montana’s largest city.

Bozeman – 62 miles to the west. Bozeman/Yellowstone/Gallatin International Airport (BZN).

Home of Montana State University.



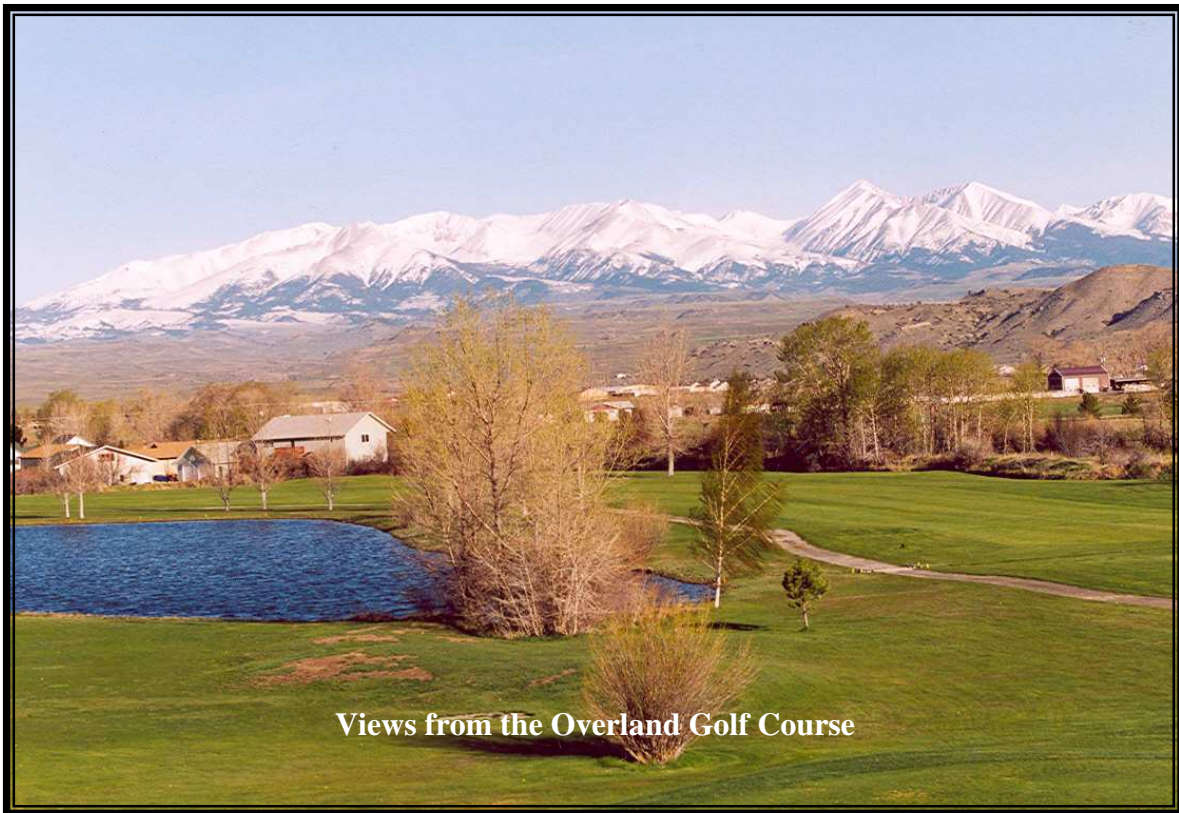
LOCATION:

403 BRAMBLE STREET: Located downtown Big Timber.

BIG TIMBER: Located at the confluence of the Yellowstone and Boulder River, Big Timber is the Sweet Grass County seat and services as the support system to the areas cattle ranching community and recreation industry. Big Timber features a school system which offers K-12, a hospital, clinic, nursing home, Assisted Living, optometrist, dentist, beauty shops, a quilt shop, golf course, churches, grocery and clothing stores, museums, art galleries, establishments offering fine food from the nationally acclaimed dining at "The Grand Hotel", to casual meals at the Frosty Freez, motels, bed and breakfasts, movie theater and a paved airport capable of facilitating most any private aircraft. Big Timber has much to offer as a small comfortable Montana town.

BILLINGS: Located 87 miles to the east, Billings is the center of Montana's livestock industry. The International Airport in Billings is presently serviced by 5 majors airlines. Billings has two of the finest medical facilities in the northwest. Shopping, fine dining, theater and the arts make Billings the true hub of Montana.

BOZEMAN: Located 62 miles west via I-90, Bozeman is the home to Montana State University. Bozeman is known as a year round recreation center. Fishing is a short distance away on the Gallatin, Madison and Jefferson Rivers. Bozeman's winter time sports feature skiing Bridger Bowl's legendary "Cold Smoke Powder" or a 45 mile drive to Big Sky, Montana's largest ski area and summer resort. For cross country skiing enthusiasts, this area of Montana features miles of groomed and unpacked cross country trails.



Montana

Sonny Todd Editorial

We believe Montana is the “Best Last Place”. Montana plays in our minds that mythological West that all Americans love. It is the home of legends, but with real places and real people. It was a horn of plenty for the Native Americans, with prairies full of fat buffalo and clear mountain streams overflowing with trout and beaver. Montana evolved from the wilderness through the efforts of mountain men, gold miners, sturdy pioneers, as well as through a bloody struggle between competing cultures. Law and order came to the Montana Territory by the gun and hanging tree. It was Vigilante verses Outlaw, and often it was a fine line that separated the two. Montana is the West, home of the Cowboy and Cowponies, and endless horizons.

Montana is the land of snow-capped mountains, pristine wilderness areas, sparkling rivers and streams, and golden wheat fields all under 'The Big Sky.'

Welcome to "*The Best Last Place.*"



Montana "The Best Last Place."

