



409 Bramble Street

Big Timber, Montana

Price Reduced– UNDER APPRAISAL!

This great value is offered at \$135,000



Offered Exclusively By:
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409 Bramble Street



AGENTS NOTE:

This historical home in the center of town has recently been extensively remodeled. This home is 1,200 sq. ft. with two bedrooms, 2 baths and a private courtyard.

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.

**THIS GREAT VALUE IS OFFERED AT BELOW
APPRAISAL:
PRICE REDUCED, NOW OFFERED AT...\$135,000.**



Mary Ann Duffey

Cell: 406-930-6607

Sonny Todd Real Estate



409 Bramble Street, Big Timber Montana MLS# 190618

SUMMARY:

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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.

THIS GREAT VALUE IS OFFERED AT: \$135,000.

TERMS: Cash

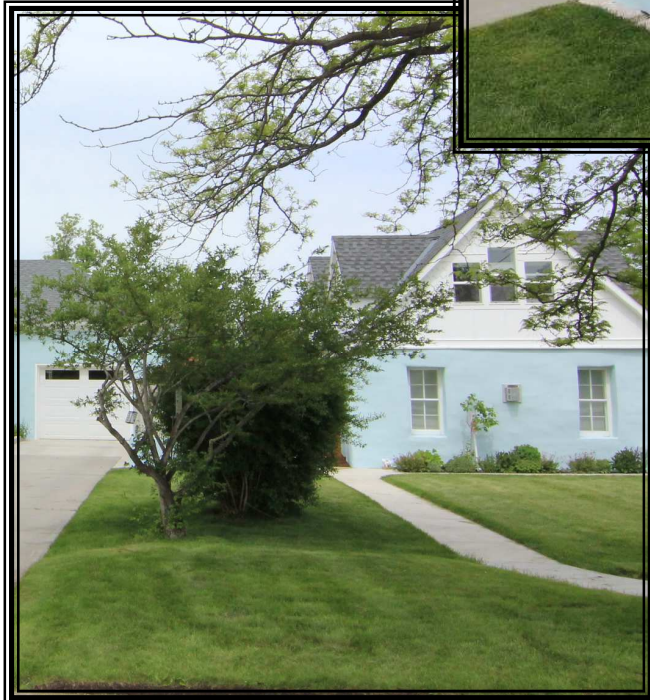
Notice: The data contained herein was obtained from the owner and other sources deemed reliable, but is not guaranteed by agents. Prospective purchasers may be asked to provide a financial reference prior to a showing and are advised to examine the facts to their own satisfaction. This offering is subject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

409 Bramble Street House 1,200 sq. ft., 2 bedrooms, 2 baths



**Facing West to
Bramble Street**

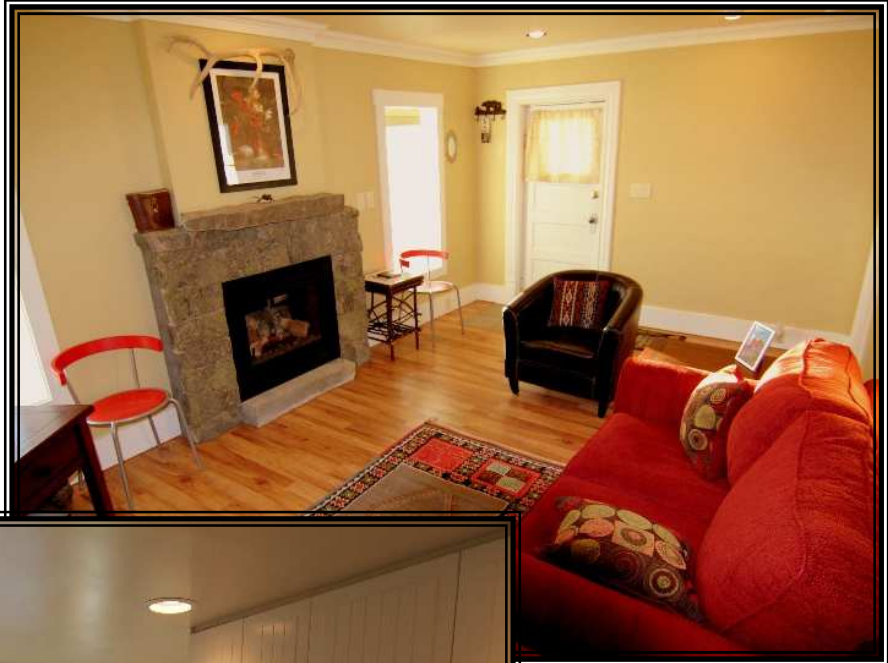
**Sandstone
Courtyard**



**View from
Driveway**

**409 Bramble
Street**

Living Room



**Full Kitchen with
Window Seating**

**Main Floor
Bedroom**



Upstairs Master Suite



Sitting Area

Bedroom Area



Bathroom

409 Bramble Street

aka The Little Blue House llc:

All Furniture & home furnishings are included (except as noted with Listing Agent)

Exterior:

Custom Cedar fencing around courtyard
Custom Montana Sandstone patio
Built in planter boxes with automatic sprinkles
Private Hot tub area
Gas BBQ Hookup
New lawn, concrete walkways and automated sprinkler system
Mature trees
Medora Juniper living fence at alleyway
Landscaped
Original wrought iron fencing
All outdoor furniture included

Interior:

Main Floor:

Living Room:

Custom Fieldstone gas fireplace
Armstrong laminated flooring
Recessed Can lights with dimmer switches
Cable TV
Furniture included in sale

Kitchen:

Armstrong laminated flooring
New cabinets
New range hood
New stove
New dishwasher
New sink with garbage disposal
Window seat/Dining area
Recessed can lighting with dimmer switches
All kitchenware included in sale

Bathroom:

Complete new shower with glass door
New toilet
Original sink
New vinyl flooring
New Floor to ceiling linen cabinet
New 50 gal. hot water tank
All towels etc. included in sale

Bedroom:

New wall to wall carpet
Original light fixture
New aluminum egress window with low-e glass
Large Closet

Tiled Hallway to patio.

Storage Room

Upstairs: Master Suite with private bathroom.

New wall to wall carpeting
All new low-e glass windows
All ceilings are spray foam insulated
All walls are insulated
Recessed can lighting and reading wall light
Levelor up/down cordless cell shades
Built in dresser
Wired for Cable TV
New electric heaters with wall thermostats
All furniture (except 2 upholstered chairs included in sale)
All bedding included in sale

Bathroom:

Custom white tile throughout.
Pedestal sink with mirror and wall sconces
New toilet
Large oval garden soaking tub with hand held shower
All linens included in sale

Stairwell leading to the Master Suite:

Carpeted.
Exposed original stone wall
Custom metal hand railing

Miscellaneous:

All new plumbing throughout interior
All new wiring throughout interior
All rooms have new electric heaters with individual wall thermostats
Complete new Roof (2009)
All downstairs ceilings and interior walls have been insulated for sound



Location: 409 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.



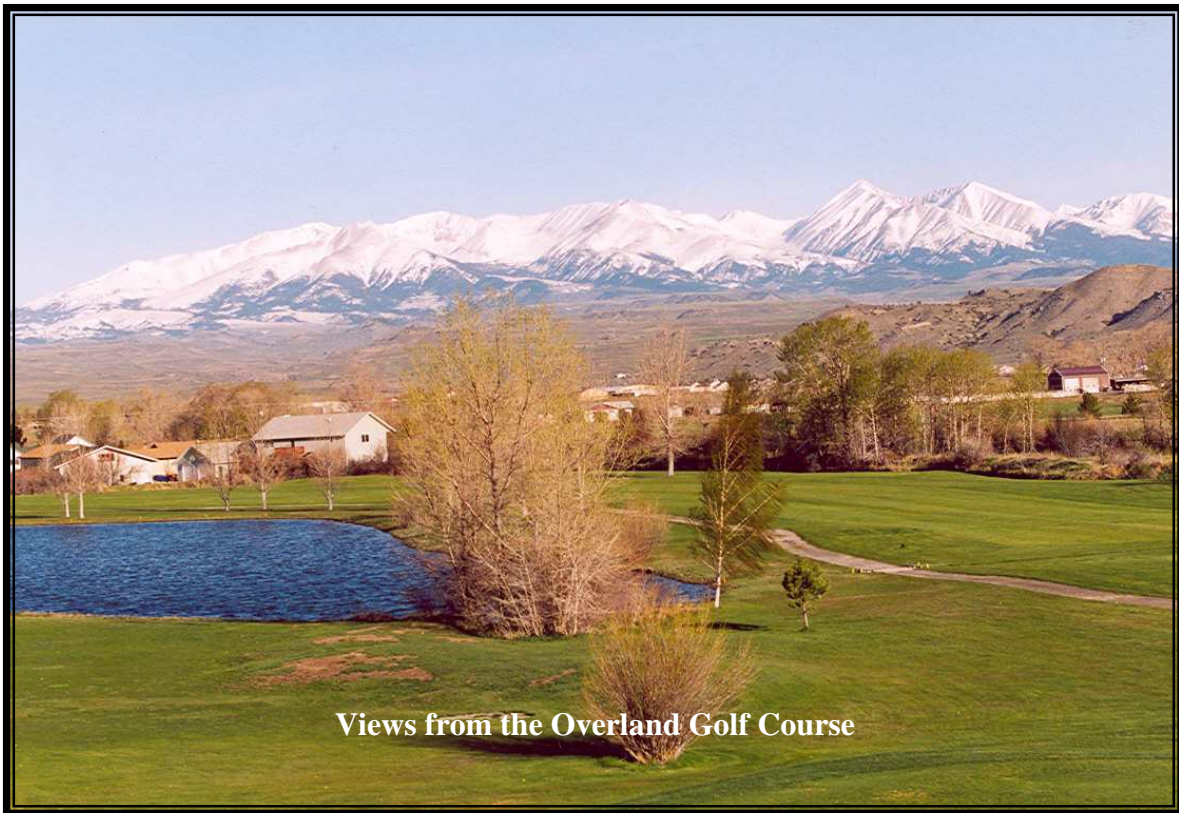
LOCATION:

409 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

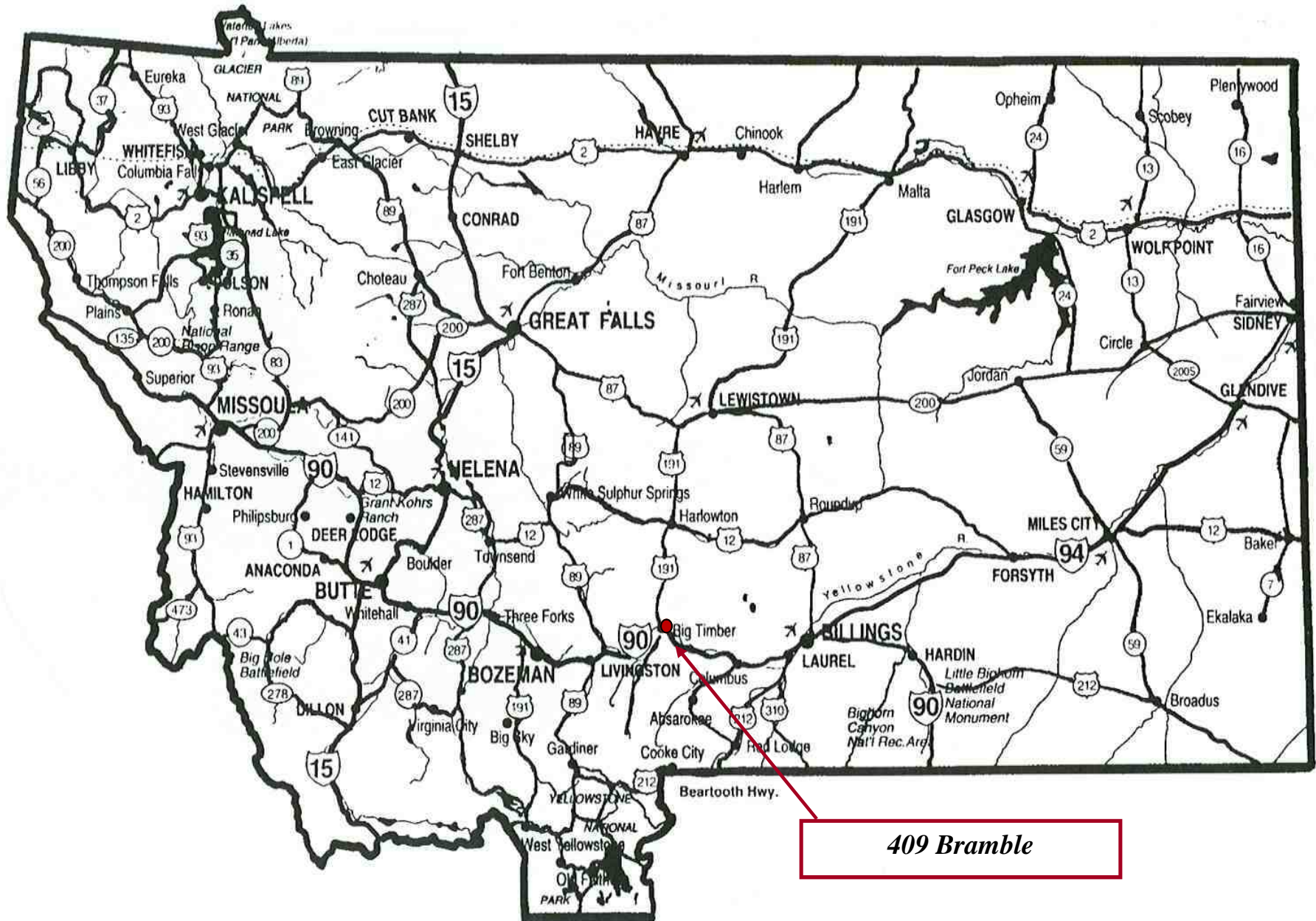
We believe Montana is the “Best Last Place”. Montana plays in our minds that mythological West that all Americans love. It is the home of legends, but with real places and real people. It was a horn of plenty for the Native Americans, with prairies full of fat buffalo and clear mountain streams overflowing 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."



409 Bramble