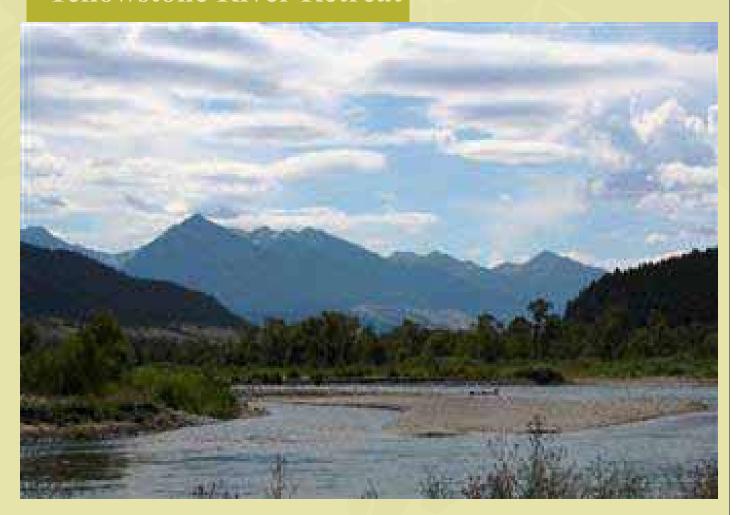






The ecoBroker Logo is the symbol of environmentally responsible and sustainable practices in the real estate industry

www.EcoRealEstateSource.com P.O. Box 31, Bozeman, MT 59771 ph 406.587.2950 fax 866.258.5948



UNBELIEVABLY PRIVATE location with 570' of Yellowstone River frontage, 6.1 acres, and only 5 minutes from downtown Livingston! Gorgeous views in every direction with rocky cliffs, glistening water and majestic Emigrant Peak for a backdrop. Beautifully remodeled 4bdrm, 4ba home. # 171740 Call Dixie



Yellowstone River Retreat Offered at \$1,575,000

⚠ MLS

email: dixie@bridgeband.com

mobile: 406.599.9889

The 4 bedroom, 4 bath home was tastefully remodeled and is 3230 sf. It has 2 master suites, LR, DR, upscale kitchen, media room and oversized rec room with pool table. The home is ADA accessible and additional features include: ceiling fans, garage door openers, vaulted ceilings, window coverings, wood fireplace, as well as a wood stove, and a beautifully landscaped yard and an attached garage.





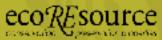












There is a beautiful horse barn and horse pastures. The property is partially fenced- all you need is to jump your horses out of the trailer and into their new home! This property is not in a flood plain, and as a result, has additional exceptional buildsites near the water with views down the valley of Emmigrant Peak and the canyon walls. It is a very private setting.

This area is located in a recreational wonderland, with some of the best fly fishing in the world and within an hour of Yellowstone National Park. Livingston, however, is only a 5 minute drive away! This property has all of the elements of what Montana living is all about- Yellowstone River frontage, beautiful western home, mature trees, very secluded setting for privacy, close to both Yellowstone National Park and just a hop skip and a jump into town. A property that has all of these ammenities is rare.

Offered at \$1,575,000. Call Dixie









