

# *Sonny Todd Real Estate*

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103 W Boulder Court

Big Timber, Montana

**\$437,500.**

On the banks of the Boulder River, yet within the city limits. This well maintained 3,508 sq. ft. ranch style home has 3 bedrooms and 3 baths, a 2 car attached garage, mature landscaping, a redwood deck overlooking the Boulder River & large picture windows for the million dollar view!

*Mary Ann Duffey*  
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**Notice:** The data contained herein was obtained from the owner and other sources deemed reliable, but is not guaranteed by agents. Prospective purchasers 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.



#### **LANDSCAPE & GENERAL CONSTRUCTION:**

Professional landscaped-designed and installed yard, shrubs, trees, automatic sprinkler system for easy maintenance, to give the home great curb appeal. Beautiful huge mature pine (blue spruce and scotch) and aspen trees line each side of the lot and the Boulder River in the back yard gives the home a feel of nature and much character and charm.

Very well maintained high quality ranch style home with full finished basement. Recently remodeled with multiple upgrades with custom features. Metal siding and soffits accented with Travertine, a local native stone for no maintenance required. Oversized double garage with shop area, electric door openers, central air and forced air furnace. Very well insulated, Anderson windows are wood, double pane. Blinds are made of Fabricel made by Loverdrapes. Interior trim is oak with newer neutral colored carpet and walls. Attic fan controlled by thermostat to remove hot air from attic space.

Red wood deck extended the full length of the house overlooking the river, has a Million dollar view of the river and mountain peaks, two levels, great for entertaining, hot tub, areas of flower boxes, barbequing and bird watching. Inviting front entry lined with large red wood railing to custom Oak door with decorative glass.

See, hear or feel: wildlife from the back deck, "white tail deer nibbling on rose buds, trout jumping after the evening caddis hatch or bald eagles soaring over the river in search for fish, vibrant goldfinches snacking on thistle seed feeders or black capped chickadees giving their warning call, the warm Montana morning sun with a cup of coffee or a cool evening BBQ with friends looking at the Million Dollar view of the Boulder River and snow capped mountain peaks. Hear the soothing sounds of the river from your bedroom window to lull you to sleep in the cool 4400 ASL altitude, Wouldn't you love to call this your Montana home to play and relax in?

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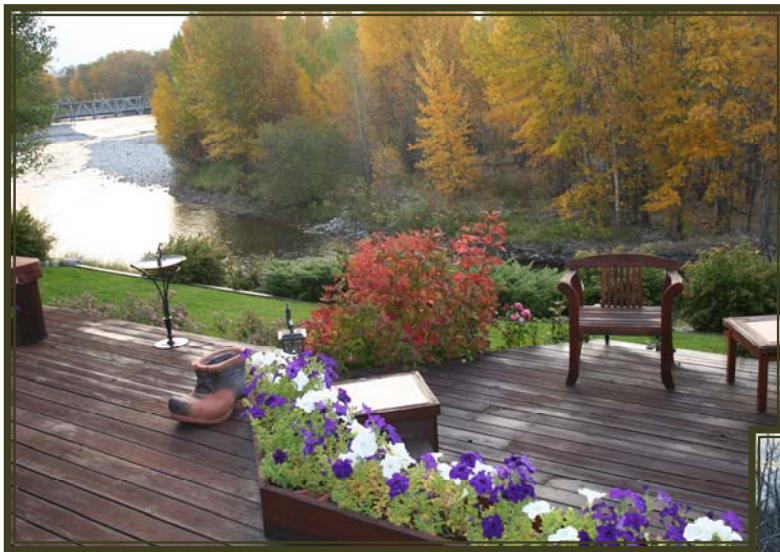
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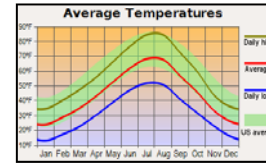
**HOME:**  
3BR/3BA  
2,268 sq/. ft.

**GARAGE:**  
2 car attached  
With work shop

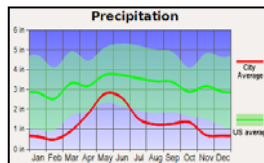
**DECK & YARD:**  
Redwood deck with  
Boulder River frontage  
Underground sprinklers  
Mature landscape







## KITCHEN, DINING ROOM & GREAT ROOM



## UPSTAIRS BATHROOM

### INTERIOR-UPPER LEVEL:

Entry into Great Room is tiled, has open and inviting feel, has vaulted ceiling with ceiling fan and offers a warm and charming yet functional excellent floor design for entertaining. Notice the large oversized windows to allow natural light to warm the living room, dining room and kitchen which gives the Great Room a lot of character. Living room has gas fireplace, tiled face and hearth to match entry tile, has built in shelves that separate kitchen and living room to display your favorite treasures or books. Being able to see through the book case makes the house look more open and spacious for entertaining, yet is cozy. Fireplace blower fan and ceiling fans are remote controlled. Note the large sliding glass door inviting you on to the massive deck from the dining area, or admire the awesome river, mountain views and birds feeding from inside. Carpet is newer, high quality neutral color. Note the unique iron chandelier over the dining area.

**Taxes:** \$2,242

**Elevation:** 4,089'



### KITCHEN & DINING ROOM



### INTERIOR-UPPER LEVEL:

The kitchen is spacious and functional. Note the unusual lighting fixtures over the center island, new counter tops are quartz, custom oak cabinetry with roll out shelves and lazy susan, newer appliances, dishwasher, double door refrigerator, stove top in island, new wall double oven. Floors are a golden hickory, central island is an eating bar as well as storage. Large double sink window looks SE out over the deck and the Boulder River. Custom tile backsplash accent along with the open soffit to display decorative items. You can eat at the central island bar, enjoy a sit down dinner in the dining area or enjoy the deck setting with a cool Montana evening of enjoyment with friends or neighbors, all just steps from the kitchen. Laundry room is next to kitchen, has built in cabinetry, the washer and dryer may convey with possession as well as large refrigerator in garage for more food storage. Large walk-in pantry is next to the laundry room for extra storage. Steps to lower level open next to door to garage. Garage is oversized two car with shop space and electric door openers. In hall from Great Room to the Master Bedroom is full guest bath and a very large linen close, the bath has updated fixtures and vanity lighting.



### LAUNDRY ROOM





**MASTER BEDROOM &  
MASTER SUITE**





**DOWNSTAIRS  
FAMILY ROOM**



**INTERIOR-LOWER LEVEL:**

Designed for guest, teens or cozy family time, has high ceilings, two bedrooms each with spacious closets, new thick pile carpet in neutral color. Full bath has new tile floor and updated fixtures and vanity lighting, electric wall heater. Family room is open, newer carpet accented with wood edging, free standing gas fireplace (remote controlled blower fan) on brick and accented with tile and barn wood wainscoting. A large storage area with two work counters, unfinished.

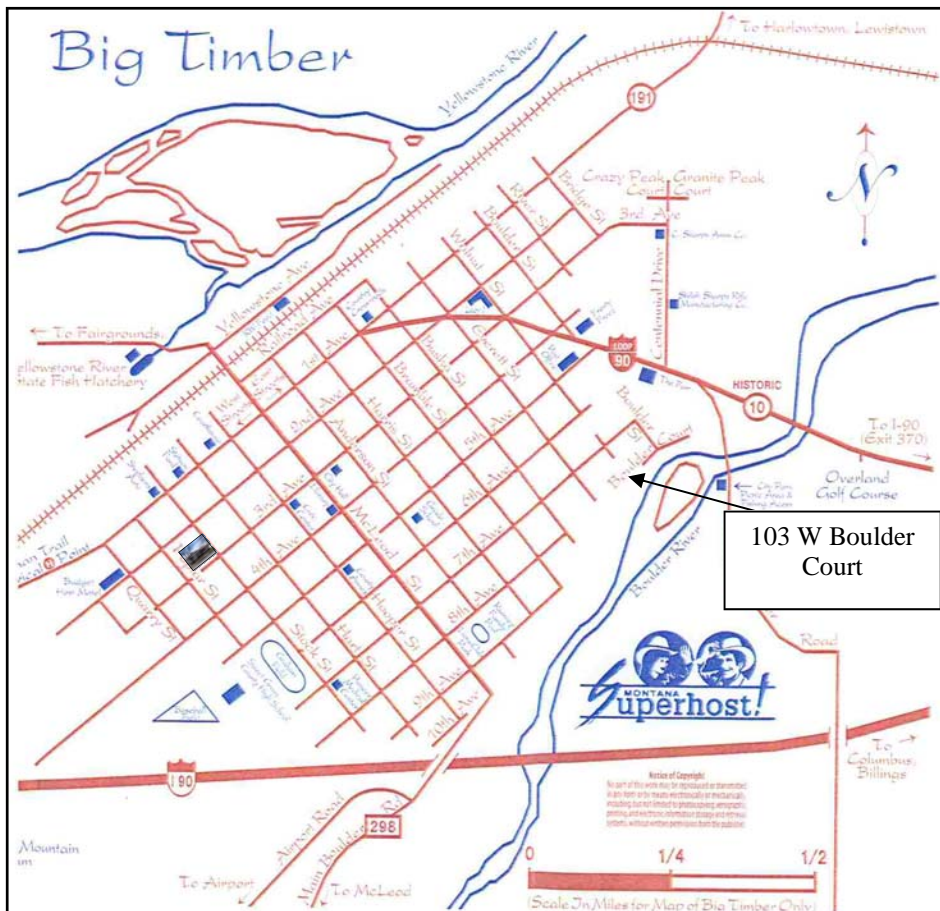


**DOWNSTAIRS BEDROOM #1**





*A small, comfortable Montana town, Big Timber has much to offer.*



**LOCATION:** South Central Montana, halfway between Billings and Bozeman on Interstate 90 in small rural friendly town 70 miles from Yellowstone National Park north entrance. Large lot on the banks of the Boulder River, yet in city limits, so have city water, sewer and natural gas, on a quiet cul-de-sac street, Million dollar awesome views! Big timber is on the banks of the Yellowstone River. You can see wildlife of deer, antelope, elk turkeys, eagles, bears all in one day within 30 miles. House is on angle with NW front exposure and SE deck exposure to capture the morning sunshine and offers afternoon shade.

