

# Cross Property All Fields Detail

 Listing



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**ALL FIELDS DETAIL REPORT**

<b>MLS#:</b>	319572	<b>Class:</b>	Residential
<b>Status:</b>	Active	<b>Type:</b>	Single Family
<b>Asking Price:</b>	\$5,950,000 (\$539.54/SF)	<b>Total Sq Ft:</b>	11,028
<b>Original Price:</b>	\$5,950,000 (\$539.54/SF)	<b>Sq Ft Source:</b>	Other
<b>Address:</b>	189 Rock Creek Road		
<b>City:</b>	Emigrant	<b>Levels:</b>	2 Floors with Basement
<b>State:</b>	MT	<b>Bedrooms:</b>	6
<b>Zip:</b>	59027	<b>Baths:</b>	7.0
<b>Area:</b>	Liv Area - Paradise Valley W of 89S 6PVW	<b>Lot Size:</b>	626 - Acres
<b>County:</b>	Park	<b>Garage:</b>	3 Attached
<b>Subdivision:</b>	Other	<b>Year Built:</b>	1997
<b>Legal:</b>	to be determined by preliminary title commitment		
<b>Directions:</b>	South down the Paradise Valley turn at Tom Miner Basin follow Rock Cr. Rd West to private gate left		



Recent: **05/09/2018 : New Listing**

**GENERAL LISTING INFORMATION**

<b>Input Date:</b>	05/09/2018 03:07 PM	<b>Update Date:</b>	05/09/2018
<b>Listing Date:</b>	05/08/2018	<b>Expiration Date:</b>	05/02/2019
<b>Agent 1:</b>	<a href="#">Vivian Bridaham Banta Ph:(406) 580-7516</a> 	<b>Administrative Fee:</b>	
<b>Office 1:</b>	<a href="#">Big Sky Sotheby's International Realty Ph:(406) 995-2211</a>	<b>Selling Office Fee:</b>	2.75
<b>Agent 2:</b>	<a href="#">Tallie Lancey Ph:(406) 600-8081</a> 	<b>Dual/Variable Comm:</b>	Yes
<b>Office 2:</b>	<a href="#">Big Sky Sotheby's International Realty Ph:(406) 995-2211</a>	<b>Listing Type:</b>	Exclusive Right to Sell
<b>Agent 3:</b>		<b>Short Sale/Foreclosure:</b>	Neither
<b>Office 3:</b>			

**PROPERTY DETAILS**

<b>New Construction:</b>	No	<b>HOA:</b>	Subdivision
<b>New Const Type:</b>		<b>HOA Amount:</b>	
<b>Est. Complete Dt:</b>		<b>HOA Pay Period:</b>	
<b>1st Level Sq Ft:</b>	6,874	<b>HOA Contact:</b>	
<b>2nd Level Sq Ft:</b>	2,957	<b>HOA Contact Ph:</b>	
<b>3rd Level Sq Ft:</b>		<b>Zoning:</b>	CALL - Call Listing Agent for Details
<b>Abv Grade Sq Ft:</b>	9,831	<b>Condo Name:</b>	
<b>Bsmt Level Sq Ft:</b>	1,197	<b>Modular Construction:</b>	No
<b>Unfinished Sq Ft:</b>		<b>Pets:</b>	Allowed
<b>Loc of Unfinish SF:</b>		<b>Water Amenity:</b>	Creek, Pond, River/Creek Frontage, Stream
<b>Guest Quarters:</b>		<b>Flood Plain:</b>	No
<b>Guest Sq Ft:</b>		<b>Public Land Adjacent:</b>	Forest Service
<b># Full Baths:</b>	0	<b>Exceptions:</b>	all bronzes and taxidermy animals, automotive equipment
<b># 3/4 Baths:</b>	6	<b>Covenant:</b>	cons. esmt.
<b># 1/2 Baths:</b>	2	<b>Certified Green Bldg:</b>	
<b>Builder/Architect:</b>	Don Pence, Georgia		
<b>Parcel Tax ID#:</b>	<a href="#">0004992000</a>		
<b>Additional Parcel Tax IDs:</b>	yes		
<b>Showing Instructions:</b>	Call Vivian 406-580-7516 24 hours notice to show. Listing agent to accompany all showings.		

**LIVESTOCK**

Animal	Quantity	Seasonal?
Horse		

**MISCELLANEOUS**

<b>Days On Market:</b>	2	<b>Realtor.com:</b>	Yes
<b>CDOM:</b>	2	<b>Zillow/Trulia:</b>	Yes
<b>Lockbox:</b>	No	<b>IDX Include:</b>	Yes
<b>Owner Name:</b>	Childress	<b>ListHub:</b>	Yes
<b>Occupant:</b>	Owner	<b>VOW Comment:</b>	No
<b>Rent Amount:</b>		<b>Automated Valuation:</b>	No
<b>Rental Period:</b>			

**FEATURES**

<b>Flooring:</b>	Hardwood Floors, Partial Carpeting, Tile Floors	<b>Basement:</b>	Family Room, Full - Finished
<b>Appliances:</b>	Air Conditioner, Central Vacuum, Compactor, Dishwasher, Disposal, Dryer, Freezer, Microwave,	<b>Style:</b>	Custom

**Heating:** Range, Refrigerator, Washer, Water Softener  
Forced Air, Propane

**Cooling:** Ceiling Fans, Central Air

**Roof:** Metal

**Patio/Deck:** Covered Porch, Deck

**Exterior:** Log

**View:** Meadow, Mountains, Pond/Lake, Rural, Southern Exposure, Stream,Creek,River, Trees, Valley

**Road Access:** Gravel

**Community:** Central Laundry, Pond/River

**HOA Includes:**

**Interior:** Central Vacuum, Automatic Garage Door, Gas Fireplace, Vaulted Ceiling, Walk-In Closets, Wet Bar, Window Coverings, Wood Fireplace

**Site Improvements:** Gravel Driveway, Lawn, Perimeter Fencing, Underground Sprinklers Yard

**1st Level:** 4 or More Bedrooms, Master Bedroom, 1 Full Bath, 2 Half Baths, 3 or More 3/4 Baths, Den/Office, Dining Room, Family Room, Fireplace/Stove, Kitchen, Laundry Room, Living Room

**2nd Level:** 1 Bedroom, 1 - 3/4 Bath, Family Room

**3rd Level:**

**Utility Services:** Generator, Private Well, Septic, Telephone

**Safety Features:** Security System, Smoke/Heat Detector

**Outbuildings:** Equipment Barn

**AGENT INFORMATION**

**Agent Only Remarks**

Grizzly Meadows Lodge, Emigrant, Montana Wildlife roams out of Yellowstone National Park and into the backyard of this oasis in the famed Paradise Valley. A pair of roaring creeks and a pair of tranquil ponds add tremendous recreational value to the over 626 acres located between Emigrant and Gardiner, Montana. The property will attract fishing, hunting, hiking and 4- wheeling enthusiasts as it borders National Forest for almost two miles.

**PUBLIC INFORMATION**

**Public Remarks**

Grizzly Meadows Lodge Emigrant, Montana Wildlife roams out of Yellowstone National Park and into the backyard of this oasis in the famed Paradise Valley. A pair of roaring creeks and a pair of tranquil ponds add tremendous recreational value to the over 626 acres located between Emigrant and Gardiner, Montana. The property will attract fishing, hunting, hiking, and 4-wheeling enthusiasts as it borders National Forest for almost two miles. The varied terrain offer lots to explore, including 4 eagle traps from the Sheepeater Tribe, coulees, meadows, and lush sanctuaries. The mountaintop home overlooks 12 miles of the Yellowstone River and offers 360-degree views. Grizzly Meadows Lodge was meticulously remodeled in 2010 to showcase the finest of luxury finishes and craftsmanship. The log-sided home now provides superb accommodations for family gatherings, corporate retreats, and classic Montana adventures. Offered furnished and turn key.

**FINANCIALS**

**Tax Year:** 2017  
**Apx Tax Amt:** \$6,344  
**SID/RID:**  
**Possession:** Funding

**Terms Acceptable:** Cash  
**Preferred Title Company:**American Title & Escrow, Livingston  
**Ownership:** Full  
**Financial Comments:**

Prepared By: Vivian Bridaham Banta

Date Printed: 05/10/2018



Single Family

**189 Rock Creek Road**

**LP: \$5,950,000**

319572 *Active*

Emigrant, MT 59027



