

# 95 HYALITE CREEK ROAD

Emigrant, Montana



LEGACY LANDS  
LLC

## **PROPERTY FEATURES:**

Located on 20 +/- acres, this 2 BD/2 BA 1,800 square foot home has privacy and incredible views. Eight trapezoid windows and a vaulted ceiling frame the living room and provide vista views of Paradise Valley. A beautifully tiled master bath features a garden-size jetted tub with a claw-footed tub in the 2nd bath. The kitchen island has a Jenn Air gas range and a second sink. Hickory cabinets complement both the kitchen and the laundry room. Comfortably heated with radiant floor



heat, gas, electric, and wood heating systems. Glass doors open to a wooden deck and gazebo nestled among the wooded surroundings. An additional guest apartment above the garage provides additional space for guests. The property is in proximity of a large guest ranch. There are several additional build sites with gorgeous views. No known covenants on the property



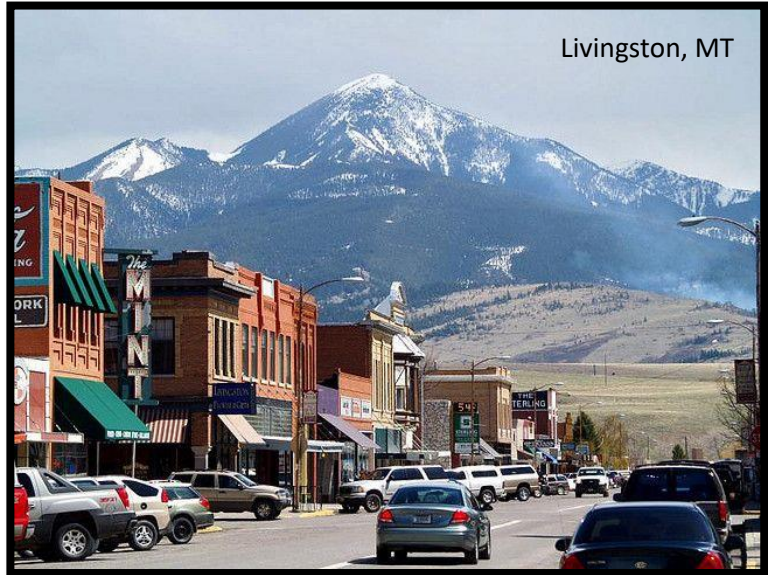
mean a world of possibilities to make this property your own. With an ideal location and recreational opportunities every way you look out your front door, this home would be ideal for either a primary residence, a mountain getaway, or a vacation rental.

**\*\*Disclaimer** – Sale of property is subject to final county approval for division split and drafting and recording of access easement for the western portion of the property.



**LOCATION:**

This unique property is just forty-five minutes from Livingston, MT in the gorgeous Paradise Valley. Livingston, with a population of 7,000 people, has a small town feel with all the culture of a city. Two theaters, art galleries all along Main Street, a new state of the art hospital, diverse and delicious restaurants, a golf course, the iconic Murray Hotel, a huge 4<sup>th</sup> of July celebration and rodeo, and many wonderful small businesses provide everything one needs for country living. For a big city feel, the town of Bozeman (population 52,000) is just



over an hour away, where you can access shopping, Bozeman Yellowstone International Airport, Montana State University, several golf courses, and even more art and culture. The small town of Emigrant is only 20 minutes away with establishments such as Follow Yer Nose BBQ, Wildflour Bakery, and The Old Saloon. Sage Lodge & Spa and Chico Hot Springs are just down the road for fine dining, relaxation, and a mountain hot springs experience. Between The Old Saloon, Pine Creek Lodge, The Montana Music Ranch, and various small local venues, you can see big name music headliners at small, quaint venues with Paradise Valley as the backdrop.



**RECREATION:**

Paradise Valley is known for not only its spectacular views, but also the abundance of recreational activities right out your back door. Within minutes you have access to hunting in several mountain ranges and public lands; fishing,



floating, paddle-boarding, kayaking, or canoeing on the Yellowstone River; hiking trails to explore any type of terrain or difficulty; cross country or downhill skiing; snowmobiling; or simply scenic drives and photography opportunities galore. Yellowstone National Park, where millions of people come from around the

world to visit each year, is less than an hour away. You could spend days exploring to see diverse wildlife, geothermal features such as Old Faithful geyser, Old Faithful Lodge, Mammoth Hot Springs, canyons, waterfalls, lakes, and rivers. Bridger Bowl Ski Area is just over an hour away and has eight chair lifts, four lodges, and over 2,000 acres of terrain to explore. Big Sky Resort is less than two hours away and is the second largest ski resort in the United States by acreage. It has over 250 runs and 36 lifts. Besides the fishing on the Yellowstone River you can drive the short distance to the Gallatin, Shields, Madison, or Jefferson Rivers or hike to a nearby high mountain lake. There is something for every outdoor enthusiast in the Paradise Valley.





***OFFERED AT***

**\$1,399,000**

**For more information or a showing contact:**

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