

Montana Mountain Estate Absolute Auction

Tuesday, February 26th at 2pm Bozeman, MT



STUNNING ESTATE WITH PANORAMIC VIEWS

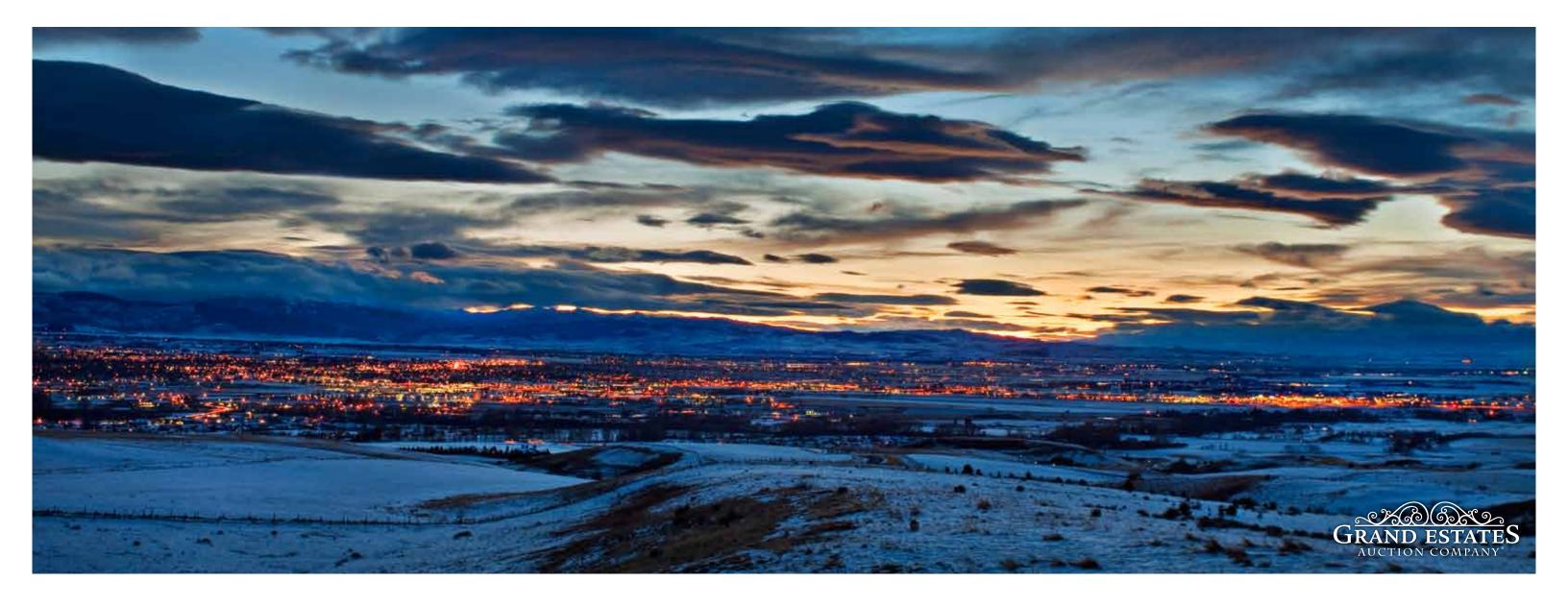
Grand Estates Auction is pleased to present this home at 2500 Whitetail Road in Bozeman, Montana for absolute auction.

This exceptional 20± acre estate is a blissful retreat that overlooks the strikingly picturesque Gallatin Valley and vibrant town of Bozeman. Each day you can savor mountain vistas, breathtaking sunsets, and panoramas of twinkling city lights at night from the

comfort of your own home. Located just 4 miles from downtown Bozeman and a quick 20 minute drive to Bozeman Yellowstone International Airport, the tranquil yet conveniently located property in the Western Rocky Mountains puts you at the cusp of a myriad of activities, from cultural attractions to great shops, restaurants, and a plethora of outdoor activities like golf, hiking, biking, skiing, fishing, and hunting.

This impeccably-designed estate boasts more than 8,117± square feet of heated living space with 8 bedrooms, and 6 and a half baths. Whether you enjoy small gatherings or grand parties, the comfort and flow of the main level's generously-sized living room, dining room, and gourmet kitchen make entertaining a true delight. Escape upstairs to the library and game room to read or play with a backdrop of mountain valley views.

At the day's end, retire to your tranquil master suite with a sitting room and spa-like ensuite bath. Guests will also enjoy their own privacy of two gracious guest suites, and the separate guest apartment with a kitchenette. Don't miss this rare opportunity to own a showpiece estate overlooking the Gallatin Valley at the core of year-round activity and adventure.



The Impeccably-Designed Main House

The main house exudes a Western Contemporary style with a stunning play of architectural form and natural light. The entry foyer has custom wood, iron, and stained glass arched doors, a glass solarium, and heated distressed stained floors. Luxurious finishes throughout this 8 bedroom, 6.5 bathroom main home include custom Ash doors, dramatic vaulted ceilings and rotunda, custom fireplace, waterfall and 300 gallon aquarium, custom plaster ceilings and walls, private bathrooms, rustic wood ceilings, cork paneling, heated stained concrete floors, and an eat-in gourmet kitchen. Family space and private refuge abound, affording enjoyable holidays, movie nights, family events, and quiet reading or study time.



Dramatic Entertainer's Living Room

The living room, with its striking vaulted ceiling, is flooded with natural light and presents panoramic views of local wildlife, mountain ranges, and the valley below. Anchored by a custom Tulikivi Soapstone fireplace and seating area, this inviting room is perfect for entertaining. The ambiance is accented with a custom waterfall, oversized aquarium, indoor garden terraces, and halogen accent lighting. Ensuring circulation and spatial flow, the entertainment systems are tucked away and a television alcove is set up for movie nights. Hovering above is the 2nd floor mezzanine with custom glass panels. The convenient nearby powder room continues the detailed Soapstone stonework plus features a separate sink arrangement to comfortably accommodate family and guests.







Ambient Formal Dining Room

Accented with natural light from the rotunda above, warm stained floors, and an adjacent Soapstone fireplace, the dining room showcases mountain and valley views at every meal. Intimate dining with custom cove lighting, holiday parties with many guests, or breakfast coffee and the morning paper are all equally comfortable in this warm and inviting space.



FULLY-EQUIPPED GOURMET KITCHEN

This entertainment kitchen readily meets the practical demands of the discerning cook, as well as the social needs of family and friends. The kitchen is outfitted with an eat-in island and top-of-theline appliances and fixtures, including a stainless Kitchen Aid refrigerator, 4-burner cook-top and warming drawer, dishwasher, wine cooler, double sink, garbage disposal, and microwave. Custom glass pendants, solid surface countertops and glass tile splash complement the custom Ash cabinet finish, appliance garage, and numerous accessories with style and flair. Nearby is a bar with Copper sink, splash, countertop, custom cabinets and lighting; and the adjacent walk-in mudroom/ pantry with island, sink hook-ups, cold storage room, lockers, and 2-sided pantry cabinets makes staying organized a breeze. Begin and end each day eating at the raised bar with casual dining just steps away in the rotunda.





SECLUDED MASTER SUITE RETREAT

The private master bedroom suite is a splendidly-appointed refuge. The uniqueness of the arched entry is elegantly enhanced by the vaulted ceiling and custom lighting. Earth tone colors, heated distressed floors, and generous natural light makes the setting

warm and inviting. The sitting area continues the backdrop of beautiful panoramic views displaying the natural splendor that is Montana. Curl up with a good book or movie at the end of your adventure-filled day.

Stylish En-suite Master Bath

At the heart of the spacious master bathroom are 2 spa-like bathing features – an open soaking tub and a large custom Thermosal steam shower with seating area. A rain shower, hand-held wand, and frameless glass door finish the setting. Custom

lighting, Venetian plaster, and separate vanities give artistic touches and ample storage. The heated floors and built-in closet system set this suite apart with a dressing area and peninsula cabinet.

A Multitude of Guest Bedrooms

This versatile residence has 7 family and guest bedrooms. There are 4 guest bedrooms off the ground floor main hallway, each with vaulted wood beamed ceilings, separate play lofts, distressed heated floors, and walk-in closets. The non-loadbearing walls allow for ultimate flexibility in spatial arrangement and layout. Bedrooms have 2 shared baths with tub/shower combinations, linen/storage cabinets and toilets, and a custom double vanity with ample storage space. The distinctive chandelier and lighting fixtures are playful and whimsical. At the start of the main hallway is a private laundry room with a sink, cabinetry, center floor drain, and LG Steam washer and dryer. There are 2 guest suites with separate baths, one on the ground floor and one on the second, each with views and natural light, sitting space, and double closets with ample storage. A private entrance from the exterior at the ground floor suite is ideal for family and guests.

PRIVATE GUEST APARTMENT SUITE

The final guest suite off the library and game room boasts 9' ceilings with a large studio-style living room and bedroom, custom lighting, warm carpeted floors, a sizable adjacent walk-in closet, and private bath with an oversized shower. The kitchenette has plentiful cabinets, a double sink, electric cooktop, microwave, refrigerator, and eating area. A private balcony and separate entrance from the exterior assure your guests ultimate flexibility.





LIBRARY AND GAME ROOM HIDEAWAY

The upper level's library and game room, adorned with rustic beams and vaulted ceilings, capture mountain valley views and abundant natural light. Decorative cork walls, custom skylights and lighting, carpeted floors, and custom cabinetry provides a great setting to play games, billiards, or read. The adjacent private office with built-in desks, cabinets and Cat-5 is perfect when work must have your focus. For guests, their apartment suite is just steps away for private, easy access. The nearby stairway leads to the rooftop widow's walk that's great for grilling, outdoor entertaining, or just enjoying the stunning valley views and sunsets to end a brilliant day.



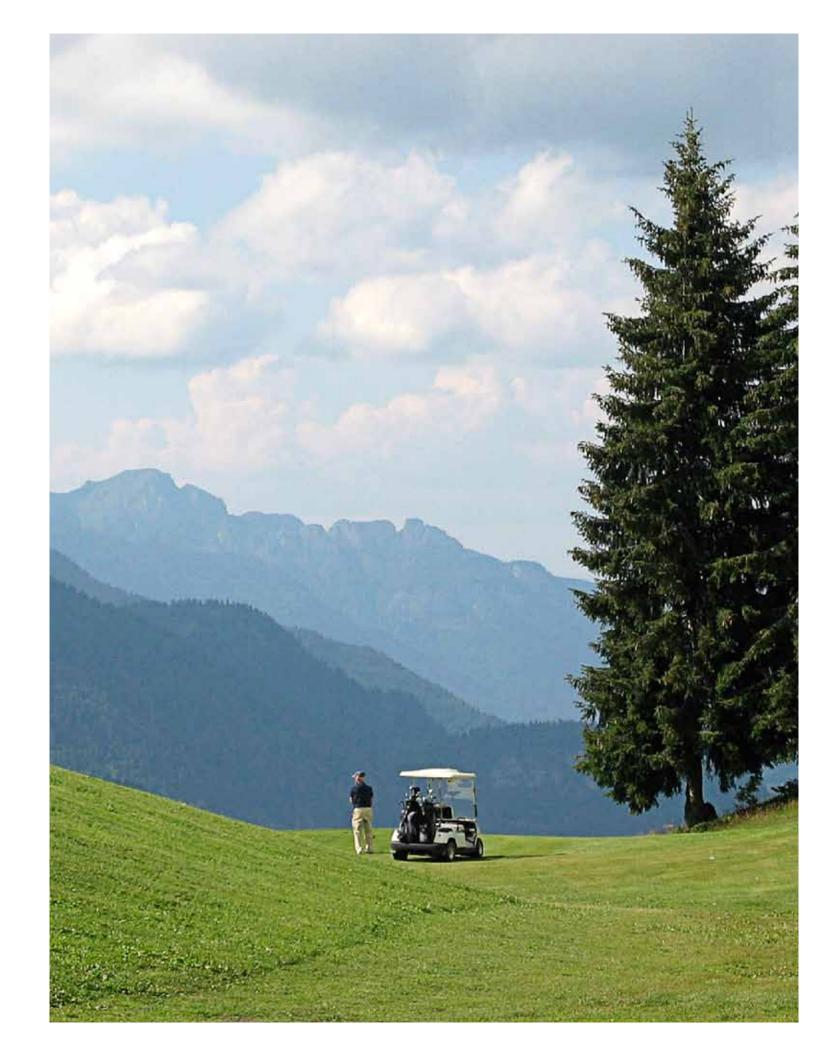
Bozeman, Montana

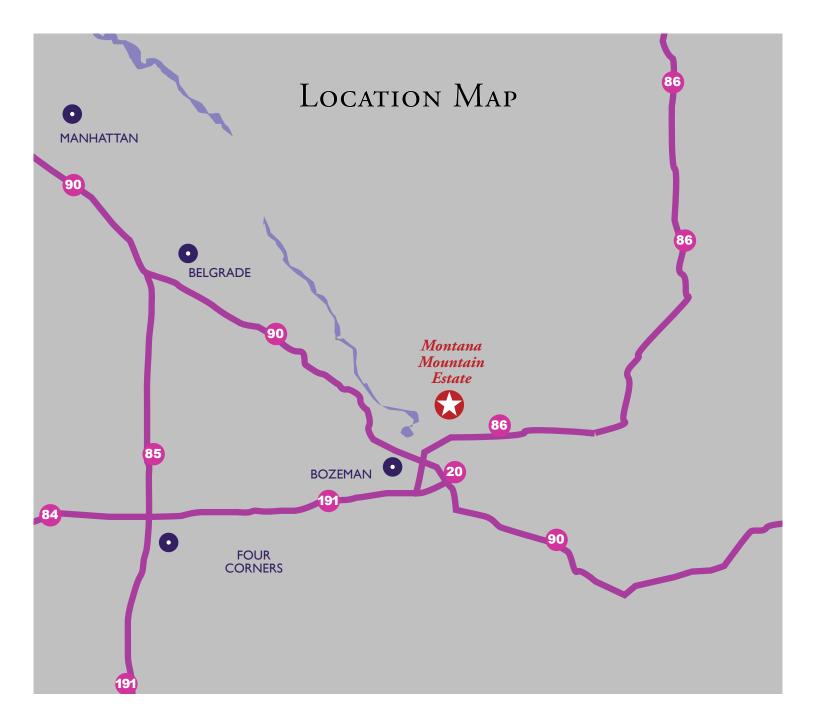
Bozeman is a strikingly picturesque Montana town surrounded by broad prairie vistas and mountain ranges on all sides. Here, hawks and eagles soar the sky as coyote, deer, and elk roam the land with natural grace. Built in the late 1800s, the thriving city of Bozeman is an active community with nearby theaters, museums, and historic farms. It is also home to Montana State University, a school with a strong tradition of academics and athletics. You'll enjoy diverse restaurants with hearty cuisines, most carrying organic and local produce, plus numerous shops from rustic to elegant - all within walking distance of one another. Floral window containers, uniquely hand-carved wooden signs, covered sidewalks, painted murals, and old-style building façades set the tone for a charming shopping experience. The contagious community atmosphere allows you to mingle with locals and visitors who flock to this special destination.

Set in the Western Rocky Mountains, Bozeman is adjacent to the Bridger Mountains, Tobacco Root Mountains, Big Belt Mountains, the Hyalite Peaks of the northern Gallatin Range, and the Spanish Peaks of the northern Madison Range. Its valley location protects it from extreme climate changes that affect other areas of Montana, making it ideal for continuous recreation.

Bozeman offers year-round sporting and hunting activities, cultural festivals, concerts, and plenty of opportunities to keep residents and visitors busy. With lushly-landscaped parks framed by the Rocky Mountains, the hiking and biking options are endless. Fishing is also a popular summer pastime with nearby Gallatin River and its tributaries; and the long days of summer in Montana provide plenty of time for golf. Championship courses offer established, wellgroomed surfaces, tight fairways, and challenging terrain designed by world-renowned golf architects. Most inspiringly, Yellowstone National Park, with thousands of miles of National Forest roads, geyser fields, and trails, is just over an hour away.

In winter, Bozeman transforms into the hub of a bustling ski community with such venues as Bridger Bowl, Moonlight Basin, Bohart Cross Country Ski Area, and Big Sky Resort, totaling 8,000± acres and 225± trails of ski country. Bozeman was named the #1 place "to Live to Ski" by *Powder Magazine* in 2010 and came in second in their 2012 Ski Town Throwdown. "Bozeman is the perfect mix of ski town and skitropolis; it's more affordable than Jackson Hole, less crowded than Salt Lake City and more of a real town than Whistler."

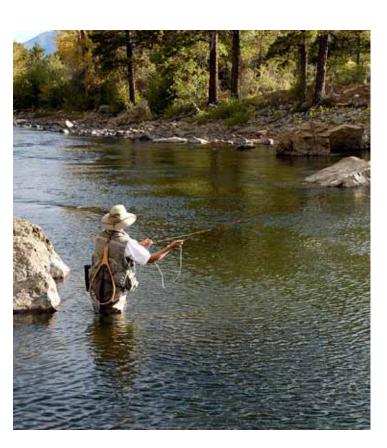




Directions from Bozeman Yellowstone International Airport:

From Bozeman Yellowstone International Airport take Gallatin Field road until it dead-ends into Frontage Road. Turn left on Frontage Road and travel approximately 7.5 miles. Turn left at West Griffin Drive and travel 0.7 miles. Turn left on Bridger Drive and travel 0.5 miles to Story Mill Road. Turn left on Story Mill Road, which becomes Deer Creek Drive, and continue 2.2 miles. Turn right on Lookfar Way and travel 0.2 miles to Whitetail Road. Turn left on Whitetail Road and the property will be at 2500 Whitetail Road, Bozeman, MT 84647.







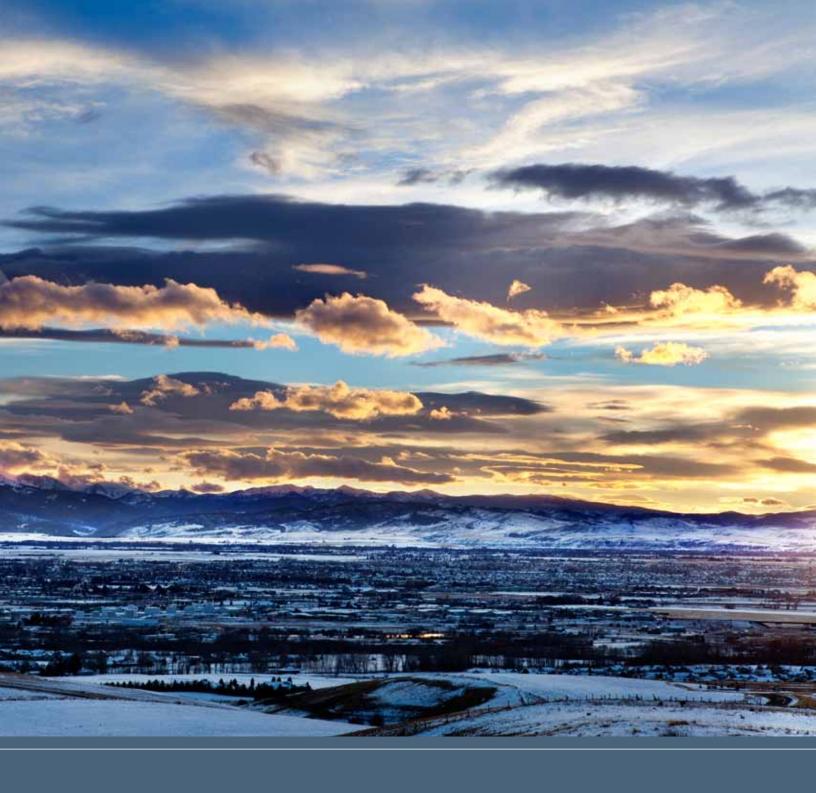


Home Sweet Home

Don't miss this rare opportunity to own a breathtaking estate overlooking the Gallatin Valley at the core of year-round activity and adventure. Make your dream of owning this showpiece property a reality at the auction

Tuesday, February 26th at 2pm.

Come prepared to Bid & Buy™.





877-877-1859

www.GrandEstatesAuction.com

Disclaimer: Grand Estates Auction Company® is the Selling Agent only. The Auctioneer holds the right to deny admittance to any person. Any announcements made on-site on auction day will supercede any oral or written statements made prior to that time. Information contained herein was derived from sources believed to be correct, but is not guaranteed. It is the responsibility of the buyer and/or the Buyer's Agent or Broker to determine the accuracy of all measurements and specifications of property. This auction is not available to residents of any state where the real estate may not be in compliance with the real estate laws of that state. In the unlikely event that the owner does not honor any bid or fails to close title in accordance with the winning bid or contract entered into with respect to this property, the Auctioneer or Auction Company will not be held responsible or liable in any way. Likewise, the Auctioneer or Auction Company will not be responsible if the property at their discretion. A 10% Buyer's Premium will be added to the winning bid price, 2012 © Brochure information property of Grand Estates Auction Company®. This document may not be reproduced in whole or in part without the expressed written permission of Grand Estates Auction Company®. This is not an offer to residents of any state where prohibited by applicable state law.