

45 Wineglass Loop N

- ❖ 2734 sq ft built in 1996, updated and well-maintained
- ❖ Huge wrap-around decks to take in the views – recently completely updated, repaired and new railings added
- ❖ 3 bedrooms, 3 baths - each bedroom has an ensuite bathroom
- ❖ Large great room on main level; walk-out family room in lower level
- ❖ Fabulous kitchen with new dishwasher, new electric ceramic stovetop, new refrigerator, beautiful recently refinished cabinetry, open shelving, quartz countertops
- ❖ Master with ensuite bath: dual sinks, large, updated tile shower, large walk-in closet, wood-look ceramic tile
- ❖ AC/Heat mini splits in each bedroom and both living areas; baseboard heating additionally
- ❖ 1000-gal buried propane tank
- ❖ New Roof 2023
- ❖ Spring-fed Pond
- ❖ Horses allowed
- ❖ 50-gal hot water heater
- ❖ 2-car attached garage with propane heater
- ❖ Sprinkler system feeding from pond but needs a new pump
- ❖ 30 Minutes to Chico Hot Springs, Cabins, Restaurant, and Grill
- ❖ 45 Minutes to Yellowstone National Park
- ❖ 30-45 Minutes to Historic Downtown Bozeman and Bozeman/Yellowstone Airport
- ❖ 3 Minutes to Yellowstone River Access
- ❖ 5 Minutes to Historic Livingston