

37 LOCH LEVEN DRIVE
LIVINGSTON, MT 59047



GRAND PARADISE VALLEY HOME

“An inviting and entertaining property—quality abounds!”

The exterior of the home is characterized by beautiful Montana stone, stucco work, and metal roofing. The enormous cumaroo decks, multiple barbeques, outdoor heaters, speaker system, hot tub, stone fireplace, and engineered glass wind breaks provide for the classiest of outdoor gatherings. The amazing interior has a 20' rock fireplace, gourmet kitchen, wood floors, maple cabinetry/entry door, electronics, security system & much more. Top of the line greenhouse, included. Home comes furnished. MLS#157307

Price: \$1,295,000

We're All Over This Place!

Located in beautiful Paradise Valley, The Finney Estate offers a fishing access just steps away. Enjoy the incredible surrounding views and the peaceful serenity Paradise Valley has to offer, while only being 12 miles from downtown Livingston.



While enjoying a world of your own in Paradise, this home site is only a short distance to Bozeman, MT being a mere 40 miles away. There you'll find fabulous skiing and easy access to the Gallatin Field Airport.



Enjoy the numerous amenities the surrounding area has to offer. To name a few; fly fishing, hiking, camping and cross country skiing. Chico Hot Springs Resort is located south on the East River Road while Yellowstone Park is just 40 miles away. Experience the abundance of exquisite dining and fun filled entertainment of nearby Livingston.



We're All Over This Place!



OTHER SPECIAL FEATURES:

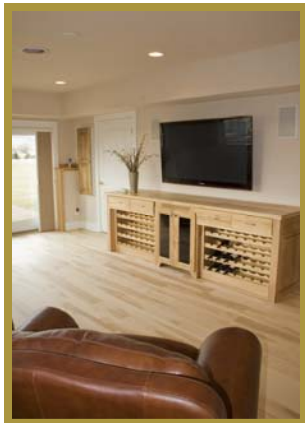
Quality thought and heart of the owner went into this home to make it "just right" and the final product is spectacular;

- ~ Salamander grill
- ~ Wulf stove
- ~ 2 Furnaces,
- ~ Dishwashers,
- ~ Air conditioners
- ~ 4 New TV's and accessories
- ~ Walk in showers
- ~ Corian counters
- ~ Plaster walls
- ~ On demand hot water
- ~ Marble and wood flooring.



Exterior

- ~ Anderson windows
- ~ Generator
- ~ RV hookup
- ~ Irrigated 5 acres with sprinkler system
- ~ Osprey nesting pole
- ~ Near Yellowstone River.
- ~ Engineered Lightning Rods



Year Built: 2006
 Annual Taxes: \$4,202.91/yr
 Listing Price
 \$1,295,000
 MLS# 157307

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