

8 CAR GARAGE



- ✓ 3,800 TOTAL SQ FT (APPROXIMATE)
- ✓ 5 GARAGE DOORS WITH OPENERS
- ✓ LOFT SPACE/STORAGE
- ✓ BRING YOUR RV -15' CEILINGS (APPROXIMATE)
- ✓ HIS/HER OFFICE SPACE
- ✓ HEATED
- ✓ COMPLETELY FINISHED
- ✓ FULL BATHROOM



- ✓ 40' X 30' (APPROXIMATE)
- ✓ COMPLETELY FINISHED
- ✓ OVERHEAD LIGHTING
- ✓ FOAM INSULATION & EXTRA INSULATION IN ATTIC
- ✓ HIS/HER OFFICE SPACE
- ✓ HEATER WITH THERMOSTAT
- ✓ LOFT AREA 60' X 10' (APPROXIMATE)
- ✓ GLADIATOR SHELVEING (STAYS)



BAY #2



- ✓ 40' X 30' (APPROXIMATE)
- ✓ FINISHED
- ✓ 11' CEILINGS (APPROXIMATE)
- ✓ FLOOR DRAIN
- ✓ OVERHEAD LIGHTING
- ✓ FOAM INSULATION & EXTRA INSULATION IN ATTIC
- ✓ HEATER WITH THERMOSTAT
- ✓ 2 CAR
- ✓ INSULATED GARAGE DOOR WITH OPENER
- ✓ SHELVING (DOES **NOT** STAY)





- ✓ 40' X 20' (APPROXIMATE)
- ✓ RV/BOAT STORAGE
- ✓ COMPLETELY FINISHED
- ✓ FOAM INSULATION & EXTRA INSULATION IN ATTIC
- ✓ SINK
- ✓ INSULATED GARAGE DOOR WITH OPENER
- ✓ HEATER WITH THERMOSTAT
- ✓ FLOOR DRAIN
- ✓ OVERHEAD LIGHTING
- ✓ 15' CEILINGS (APPROXIMATE)
- ✓ FULL BATHROOM



OUTDOOR

HOUSE



8 CAR GARAGE/SHOP



GARDEN SHED







- ✓ 2020 SUNDANCE 5 PERSON HOT TUB WITH LOUNGER CHAIR (STAYS)
- ✓ HIGH TOP PROPANE FIRE PIT TABLE WITH 2 CHAIRS (STAYS)
- ✓ ACCESS TO VERY OWN FISHING HOLE
- ✓ NEW LARGE WRAP-AROUND DECK- REDWOOD DECKING
- ✓ STUNNING RIVER & MOUNTAIN VIEWS
- ✓ STEEL RAILING-POWDER COATED

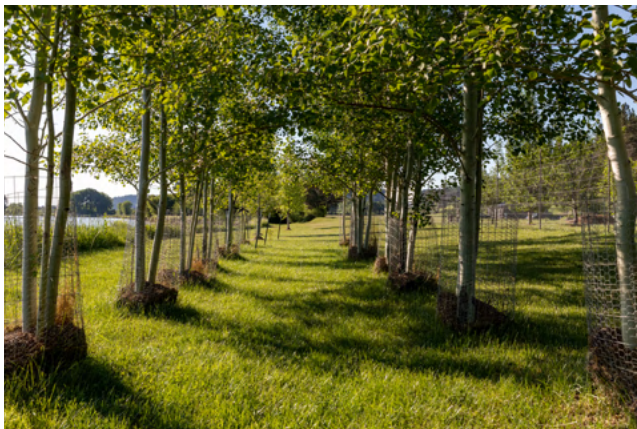




THE VIEWS







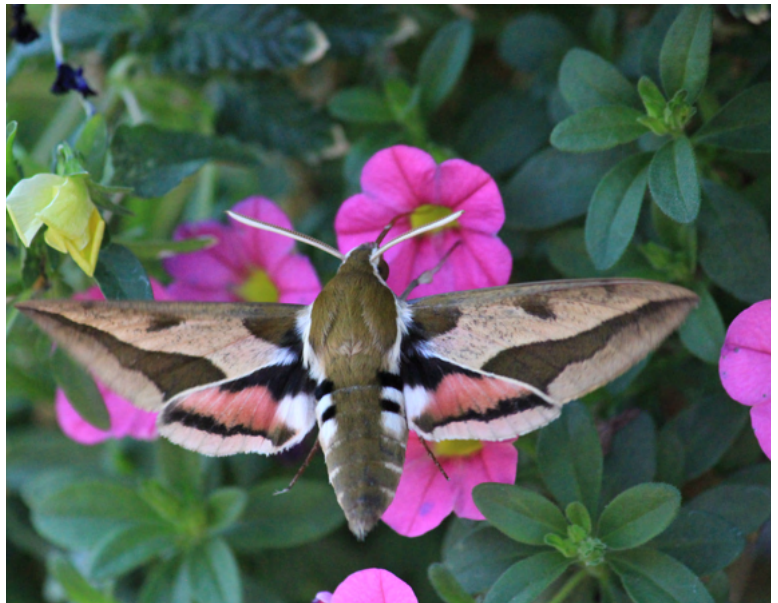
- ✓ TOTAL OF 92 ACRES (+/-)
- ✓ PRIVATE WELL WITH WATER RIGHT
- ✓ 3,000 FT OF RIVER FRONTAGE (APPROXIMATE)
- ✓ FENCED GARDEN AREA & GREENHOUSE
- ✓ GARDEN SHED 10' X 22' (APPROXIMATE)
- ✓ 4 WATER SPICKETS ON PROPERTY
- ✓ FRUIT TREES (APPLE, PEAR, PLUM, PEACH)



SEE ADDITIONAL DETAILS PAGE FOR MORE INFORMATION







ADDITIONAL DETAILS

- **ELECTRIC:** BEARTOOTH ELECTRIC - (406.446.2310)
 - AVERAGE COST: \$194/MONTH
- **PROPANE:** (OWNED) 2-1,000 GALLON ABOVE GROUND TANKS (1 FOR SHOP & 1 FOR HOUSE)
 - USING MADISON RIVER PROPANE (406.388.8227)
- **INTERNET/CELL RECEPTION:** VERIZON
- **GARBAGE:** CAN HAUL TO TOWN (COLUMBUS) OR HAVE MACKENZI DISPOSAL
- **WATER SOURCE:** PRIVATE WELL WITH WATER RIGHTS FROM THE YELLOWSTONE RIVER AND STILLWATER (1 MILE AWAY FROM THE CONFLUENCE OF THE STILLWATER RIVER)
- **SEWER: SEPTIC** - CARBON COUNTY SEWER LLC - (406.794.4946 - SAM LANGAGER)
- 2 CULLIGAN WATER FILTRATION SYSTEMS AND WATER SOFTENER WITH RO (1 FOR HOUSE & 1 FOR SHOP)
- 5 PERSON SUNDANCE HOT TUB- SMART TUB- ABLE TO CONTROL SETTING WITH PHONE (SET THE TEMP BEFORE YOU EVEN GET IN)
- 2 BACK-UP GENERATORS (1 FOR THE SHOP: KOHLER FROM CK POWER 2017 AND 1 FOR HOUSE)
 - AUTO START AND AUTOMATIC TRANSFER SWITCHES
- HOUSE HAS CENTRAL AIR EXCEPT FOR THE NEW ADDITION (MASTER SUITE/BEDROOM #3-THERE ARE CONNECTIONS ON THE FURNACE-COULD EASILY ADD EXTRA COOLING FOR NEW ADDITION)
- 2 FURNACES (1 FOR HOUSE AND 1 FOR NEW ADDITIONS 2019)
- 400 AMP ELECTRICAL SERVICE COMING INTO PROPERTY
- 8 CAR GARAGE/SHOP BUILT IN 2016
 - LOFT IS OSHA COMPLIANT
 - SPRAY INSULATION IN ENTIRE SHOP- INCLUDING INTERIOR WALLS & CEILING, ADDED FIBERGLASS INSULATION TO WALLS AND ADDITIONAL INSULATION IN THE CEILING.
- 3,000 FT OF RIVER FRONTAGE (*APPROXIMATE*)
- NOT IN FLOOD PLAIN
- NO RESTRICTIONS
- LARGE FENCED GARDEN AREA -5500 SQ FT (*APPROXIMATE*)
- GARDEN SHED 10 ' X 22 ' (*APPROXIMATE*) WITH REMOTE OPENER, CONCRETE FLOOR, & 50 AMP ELECTRICAL, NEW ELECTRICAL OVERHEAD DOOR, STEEL ROOF, SMART SIDING
- GREENHOUSE 6 ' X 12 ' (*APPROXIMATE*) WITH ELECTRICAL, INCLUDES STARTER KITS
- FRUIT TREES (4 APPLE, 2 PEAR, 2 PLUM, 1 PEACH)
- 4 WATER SPICKETS ON PROPERTY (HOUSE, SHED, WEST SIDE OF SHOP, GARDEN)
- 92 +/- ACRES (17-20 ACRES OF HAY) - TOTAL OF 7 SEPARATE LOTS
- NEW ADDITION (MASTER SUITE/BEDROOM #3) BUILT IN 2019
- NEW: WINDOWS, SLIDING GLASS DOORS, DOORS, STEEL ROOF, & SMART SIDING
- ONLY 1 MILE OF GRAVEL TO GET TO PROPERTY (THE REST IS PAVED OFF MAIN ROAD)



SECURITY SYSTEM: COMTECH SECURITY -\$72/MONTH (MONTH-TO-MONTH)


- THE HUB/BRAIN IS LOCATED IN UTILITY ROOM IN SHOP (BAY #3)
 - SECURITY SYSTEM AT HOUSE AND SHOP
- FIBER OPTIC RAN FROM SHOP TO GATE & SHOP TO HOUSE
- GATE HAS ELECTRICITY
- CAMERAS AT THE GATE, SHOP, AND HOUSE (CONNECT TO A BACKUP IN THE SHOP FOR DATA RETENTION)
 - 1 CAMERA AT GATE, 3 CAMERAS AT SHOP, 2 CAMERAS WITH 8 VIEWS AT HOUSE.
- ELAN APP (COMTECH USES THIS APP) OTHER APP AXIS. (HOMEOWNER USES AS EXTRA)- CAN CONTROL DOOR LOCKS ON SHOP AND HOUSE, SETTING ALARM ON/OFF, CLIMATE IN HOUSE, LIGHTING ON THE OUTSIDE OF THE SHOP AND HOUSE, MEDIA (STREAMING FROM COMPUTER TO TV), SET THE VIEWS OF THE CAMERAS TO SHOW ON TV SCREEN, SEE WHO IS AT THE GATE AND OPEN THE GATE (NO OPENER AT SHOP-SO YOU ARE ABLE TO OPEN GATE ON PHONE)
- THERE ARE CONTROL BOXES LOCATED IN HOUSE ON MAIN FLOOR & LOWER LEVEL, & IN THE WEST BAY OF SHOP
- ALL EXTERIOR LIGHTS ARE MOTION CONTROLLED- CAN BE TURNED ON/OFF WITH PHONE

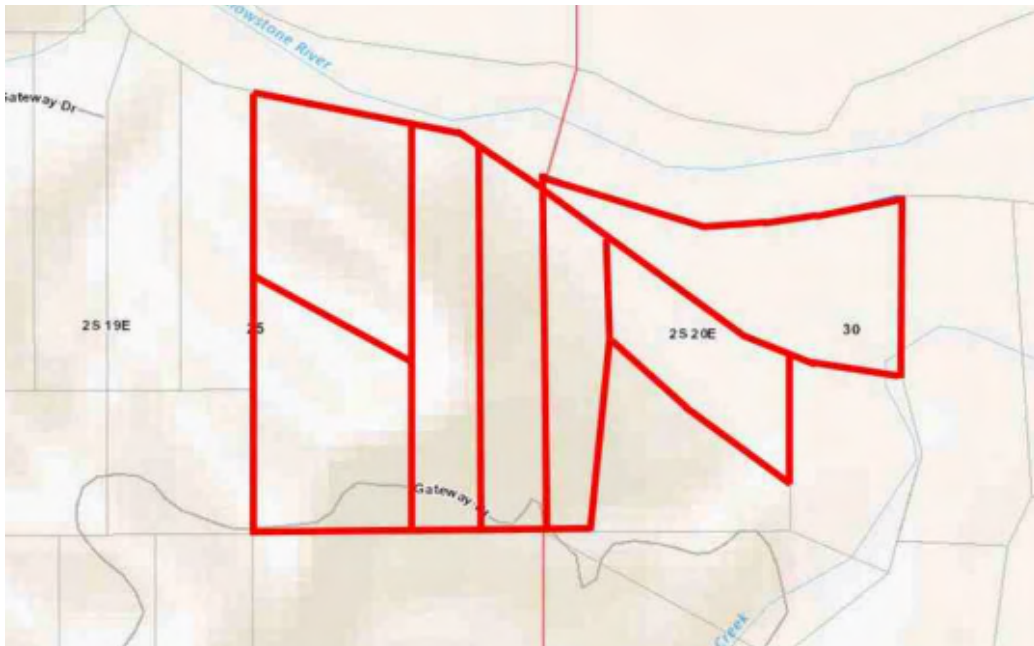


28A GATEWAY DRIVE, COLUMBUS MT

 **COLUMBUS:** LESS THAN 10 MINUTES

 **RED LODGE:** 50 MINUTES

 **BILLINGS:** 51 MINUTES



7 LOTS

AERIAL



VISIT WWW.28AGATEWAY.COM FOR ADDITIONAL INFORMATION, FLOOR PLAN,
PHOTOS, YOUTUBE VIDEO, & 3D VIRTUAL TOUR