



Romancing Montana

513 DONEY WAY | BOZEMAN, MONTANA



CHRISTIE'S
INTERNATIONAL REAL ESTATE



MIKE SCHLAUCH

Agent | Owner

406.580.8380

mike@suplatinum.com

SALLY UHLMANN

Agent | Owner

406.223.5964

sally@suplatinum.com

SCHLAUCH UHLMANN PLATINUM PROPERTIES

1612 West Main Street Bozeman, Montana | SUPlatinum.com | BozemanLuxuryRealEstate.com

QUICK FACT SHEET

Romancing Montana

513 DONEY WAY | BOZEMAN, MONTANA

PRICE: \$1,525,000

MLS# 300891

SQUARE FOOTAGE: 5,678

Main Level: 2,446

2nd Level Including attached Guest Apartment: 1,867

Basement: 1,365

LOT SIZE: 1 Acre

YEAR BUILT: 2005

BUILDER | ARCHITECT: Kurowski | Frog Rock Designs. Orser

BEDROOMS (5) AND BATHS (5)

MAIN LEVEL: Master Bedroom Suite with Bath, Kitchen, Living Room, Den, Dining Room, Powder Room, Home Office, Laundry Room, Mudroom

UPPER LEVEL, MAIN HOUSE: Family Room, Two Bedrooms, Full Bath

ATTACHED GUEST UPPER LEVEL: Great Room with Kitchenette, Living & Dining, 1 Bedroom, Full Bath

BASEMENT: Wet Bar Kitchenette, Game Room, Media Room, 1 Bedroom, Full Bath, Extra Room with Egress Windows and Climate Control

APPLIANCES: Jade 6-Burner Range, Jade Refrigerator, LG Dishwasher, GE Dishwasher, Wine Cooler, Ice Maker, Refrigerator, GE Refrigerator, Frigidaire Microwave, Samsung Washer and Dryer, Stacked GE Washer and Dryer, Kinetico Water Softener, Kinetico Reverse Osmosis water treatment in kitchen

HEATING | MECHANICAL: Hot Water Radiant Floor / Baseboard, Fire Suppression System, Natural Gas, online Honeywell thermostat with remote programming, climate controlled room in lower level, Lutron lighting system



**If you are seeking the quintessential Montana Rustic home
in thriving Bozeman, Montana, look no further.**

This home romanticizes the true west while providing the discerning buyer all of the conveniences, high-end finishes, and floorplan aligned with today's modern and active lifestyle.

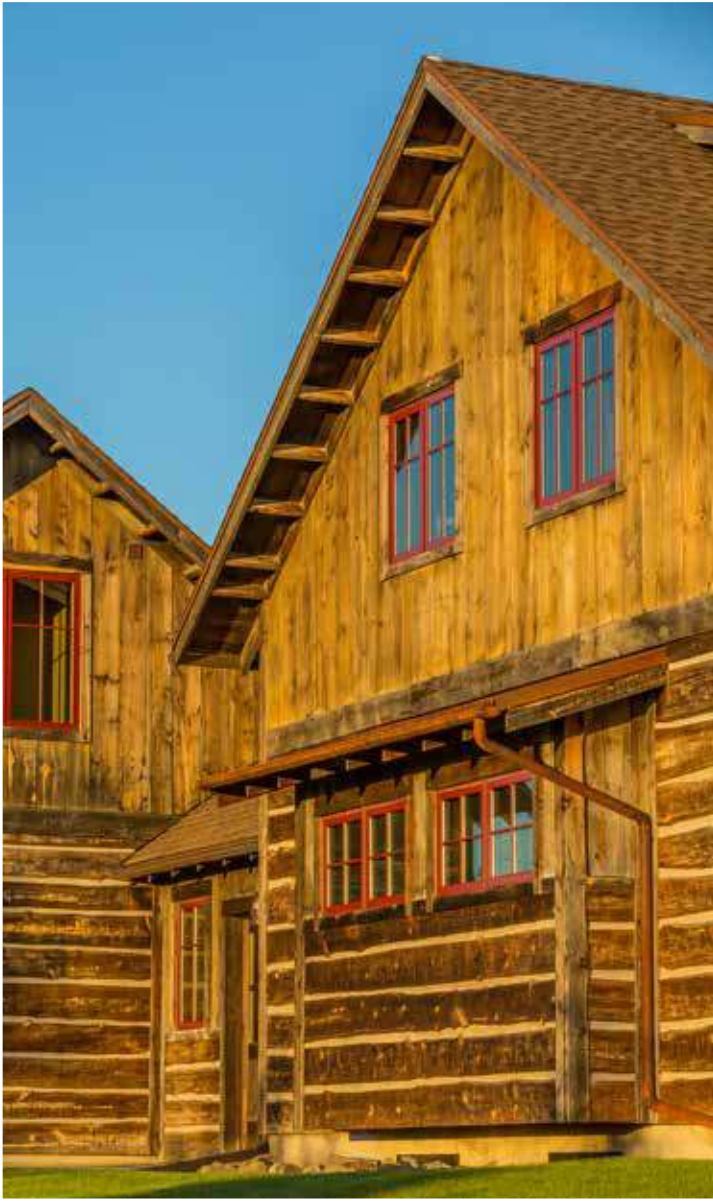
This impeccably maintained, move-in ready, five bedroom home awaits you in Green Hills Ranch, just minutes from Downtown Bozeman.



Green Hills Ranch is aptly named. The rolling hills and fertile farmland that encompass this subdivision are lush: vivid green a good part of the year before turning a rich harvest-gold hue before the winter snow. Located at the southern edges of the Gallatin Valley along the Gallatin Range, a slight rise in elevation from the valley floor allows for breathtaking views. To the north, the unequalled view of the valley highlights the Bridger and Little Belt Mountains. To the west and south, the Tobacco Roots and Spanish Peaks capture the vistas, dominated by the full-front of the Gallatin Range. Much of the vast farmland within view shed of Green Hills Ranch is protected by Conservation Easements. An added bonus is the trail systems and open space within Green Hills Ranch, especially the 100+ acres bordering the west property line of the home.

Location and lifestyle opportunities are always a prime consideration for any property, and this home is exceptional. Situated 10 miles from the heart of Downtown Bozeman, 17 miles from Yellowstone/Bozeman International Airport, and less than an hour to the famed ski slopes of Big Sky, this home is ideal for anyone wanting “to have it all.”

The Gallatin Range is literally within shouting distance. You’ll never tire of exploring the numerous trail systems throughout the Gallatin Range and recreating at Hyalite Lake with its camping, picnicking, boating, and fishing activities. Blue Ribbon trout fishing on the famed Gallatin River is literally minutes away by car.



Some very special homes defy simple descriptions due to the level of architectural sophistication and design complexity required to achieve perfection. This Montana Rustic 5,678 square-foot home is such a residence. The four bedroom Main House and attached one bedroom Guest Apartment is upscale Montana through-and-through.

“Rustic” is defined in the dictionary as, “of, relating to or suitable for the country or country people.”

Nowadays, when folks in Montana say “Rustic” in reference to architecture, they are responding to reclaimed materials utilized in a manner that embrace our vision of romanticized settler and frontier days. From the exterior reclaimed wood siding and timbers, to the real western saddle bar seats in the lower level Game Room, every architectural detail, material, and design element enhances the home’s true Montana style.



The home was custom built in 2005 by the original owner, who was a cabinetmaker.

His craftsmanship and dedication to building a perfect nest for himself with an eye for detail are evident, particularly when it comes to cabinets, vanities, and built-in furniture. Utilizing reclaimed rough-hewn logs, timbers, wood siding, stacked-native-stone for interior walls and fireplace surrounds, and neutral-taupe-colored plaster walls, the home feels solid, yet cozy and safe. Nature is integrated into every room by brilliant window placements, including entire walls of windows and glass doors that frame the 360° views.

The attractive home is two wings in an “L” shape configuration connected by a front hall. The main home has a circular floor plan that includes the Great Room kitchen/living room, den, and Master Suite. The wide front hallway spans from the Master Suite on the southern end of the main home to the north end. The foyer, staircase to both upper and lower levels, powder room, formal dining room, home office, and laundry room are off the hall before it makes a 90° turn and connects to the second wing, which houses the mudroom and breezeway to the Guest Apartment and garage.



The home has definite curb appeal.

The present owners planted groves of aspens and evergreens along the property perimeter for privacy and to frame the setting. The house sits back off the road, charming and welcoming with its reclaimed wood exterior and two vaulted rooflines.

The wide blacktop drive, bordered by lawn, gently curves at the front of the home to the three-car attached garage with wood-sided garage doors.

You enter the home by walking up steps to a generous-sized front porch covered by a vaulted, rusted, corrugated metal roof supported by timber framing.

Stepping onto the porch's wood railings and wide plank decking, you feel as if you're on the boardwalk of an Old West town. A porch swing is the exact right touch.

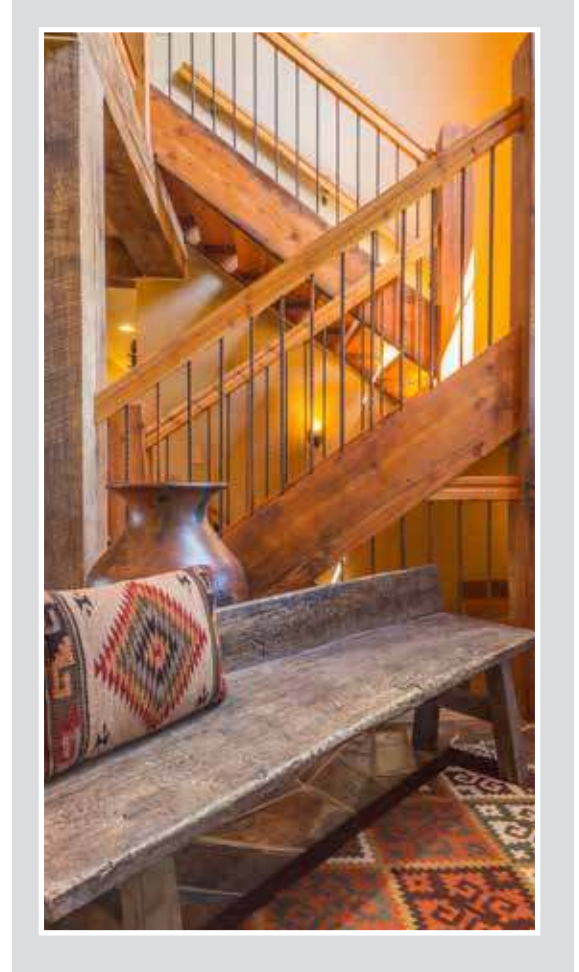


The exterior and interior of the home are consistent in the use of high-end materials, architectural details, and sensibilities. The exterior's first floor rough-hewn timbers with chinking transition to reclaimed vertical wood siding on the upper floor.

Upper floor dormer windows and the bump-out front and back deck are covered with rusted corrugated metal roofs.

The main roof is made of durable asphalt shingles. Exterior muddy-red clad windows are the perfect accent.

Wood plays an important role throughout the home. Most of the main floor's public areas have indestructible and easy-maintenance reclaimed fir flooring. Many of the ceilings are reclaimed wood planks. Distressed, aged walnut 12" x 12" timbers are utilized to define spaces and as accents in the plaster walls. All doors are 8' tall and 2" thick. All windows are wood-trimmed, and the custom kitchen cabinets are reclaimed wood. The high-quality carpeting throughout the house is a neutral striated blending of taupe, grey, and brown that meld with the colors found in the stacked-stone used for fireplaces and walls.



The sturdy front door, with four glass-panel upper windows and round forged knocker, set the tone for the interior opening to the foyer. This space is an ideal transition from the porch to the Great Room, with easy-care slate flooring in irregular-shaped pavers and 12" x 12" timber framing that extends to the two-story vaulted ceiling above. Beside the foyer is the open-railed staircase with wood risers to the upper floor and open balcony. The entire area is bathed in natural light from windows on the front east-facing exterior wall extending to the upper reaches of the central vaulted second floor roofline. Strategically located adjacent to the front hall in the home's main wing, the foyer is part of the circular flow between the Master Suite, Great Room, and den.



From the moment you step inside, you sense this is a home that encourages people to relax and feel comfortable. Light and airy, with well-proportioned rooms and varied ceiling heights, the banks of windows and glass doors ensure nature is always in sight and just a small step away. The kitchen/living room Great Room is the core of the home. A cozy den bridging the living room and Master Suite offers even more opportunities to congregate or enjoy a quiet moment. As much as everyone wants to be in the kitchen, it's hard to resist stepping down into the living room area and heading out to the covered outdoor entertaining deck. This is a spot in the Valley in which you sense infinity. There is no better place to watch the sunset or the play of clouds in the big Montana sky. The landscape is so gorgeous that you will linger, gazing in all directions. Vast open fields, protected from development, give you confidence that future generations will relish the same wonderful view.



Kitchens are the heart of the house, and this kitchen is “command central.” Whether you are preparing a meal, enjoying cocktails at the island bar seats, or reading a book in front of the stacked-stone wood burning stove in the living room area, the layout of the space is such that the chef is always part of the action. With room for multiple people doing different tasks, the kitchen features grey-granite counters, tons of cabinets and storage, and an L-shaped main counter housing the appliances. Chefs will appreciate the Jade 6-Burner range with its large oven, Jade refrigerator, LG dishwasher, and how the stainless sink overlooks the living room and out the west-facing window wall. A built-in hutch, with a small counter and glass upper doors evoke memories of a country kitchen, while the pantry cabinets flanking the hutch add even more storage. There is a pass-through window from the kitchen into the dining room, which is off the central hall. The roomy dining room, with soffit lighting, and a metal-coffered ceiling above the stunning elk and moose antler chandelier, includes an old-fashioned, custom-built cupboard with glass upper doors and a serving counter built into a niche.



It's easy to enjoy casual entertaining in the Great Room at the kitchen island, with bar seating and a bar sink. The main kitchen counter overhangs into the living room, providing an additional area for entertaining. The living room's gigantic 25-foot-plus vaulted ceiling is balanced by a stacked-stone, ceiling-height fireplace, Xtodinair wood stove and hefty log mantel. Nine-foot glass French doors divide the living room from the den.

In the den, the fir flooring changes to slate, and the reclaimed wood plank ceiling angles up to a 10-foot height from the living room. Six skylights in the angled ceiling add light and interest. The den has a cottage feel due to its cozy size, two stacked-stone walls, and vertical reclaimed wood siding on the south and west walls.

Glass doors open to the west-facing cement patio, which also steps down from the covered wood deck.



The ceiling interest in the den continues into the adjoining Master Suite. This spacious Suite has a soaring angle-vaulted ceiling visually supported with big log rafters that frame the recessed area for the bed and nightstands. The bedroom is carpeted while the transition area at the doorway is Mexican tile. Rippled glass heavy duty French doors open to both the den and the Master Bath. The walk-in closet, with many built-ins, has solid wood 9-foot double doors. The lodge-like room centers on a stacked-stone gas fireplace with log mantle, and offers ample room for a sitting area.

Recently remodeled, the spa-quality Master Bath has honed marble flooring, a wood-faced deck with marble surrounding a set-in jetted tub. The luxury continues with a marble walk-in shower featuring a glass door and skylight, custom wood cabinetry, built-in dresser drawers, and vanity with double vessel sinks.



The powder room is discreetly located just beyond the staircase leading to the upper and lower floor.

Painted cadet blue, the wood vanity has a vessel sink.

Just before it makes a 90° turn at the far end of the front hall, there is a home office that accommodates work space for a couple of people. It includes a built-in desk with drawers, built-in cabinets, and picture windows facing west and north.

Across the hall, the laundry has a cherry-red Samsung washer and dryer, wood cabinets, spacious counter space, and a sink with an east-facing view. The hallway itself, as it makes the turn, has built-in corner benches as part of an extended mud room with closets, cubbies, and coat hooks.



The carpeted upper level of the main wing begins with a sizeable family room featuring an open-balcony overlooking the foyer and the wall of east-facing window. A hallway off the vaulted-ceiling family room leads to two bedrooms with view windows, nice closets, and an updated shared bathroom.



With radiant heat floors, the carpeted lower level showcases a big gameroom attractive to all ages. The Great Room's back wall is stacked-stone, while the other walls are a pale buckskin-colored plaster with timber headers and details.

At one end of the room is a kitchenette bar with saddles used for unique bar seating. Billiards and ping pong tables are beside the wet bar, while a media room is towards the back.

The kitchenette has ceramic grasscloth-patterned tile flooring (which is also used in the Guest Apartment bathroom), polished hardwood counters, custom reclaimed wood upper and lower cabinets with a mirrored wall, and glass shelves between the cabinets. Appliances include a GE refrigerator, GE dishwasher, wine cooler, microwave, and ice maker.

A hallway leads to the full bathroom with custom wood vanity and inset sink and Mexican paver stone flooring.

Two rooms with egress windows are at the end of the hall. One is a bedroom with closet, while the other room is climate-controlled and would make an excellent wine room or "Man Cave." The mechanical room is located off the hall.



The second wing of the home begins at the mud room with a wall of built-in cubbies and coat hooks. Down a few stairs from the mud room is the wide breezeway with two exterior glass doors opening to the driveway and side yard. The breezeway has upper glass windows along the entire hall and slate flooring. It brings you to the carpeted staircase leading to the Guest Apartment and the door to the tricked-out three-car garage with its built-in storage shed.



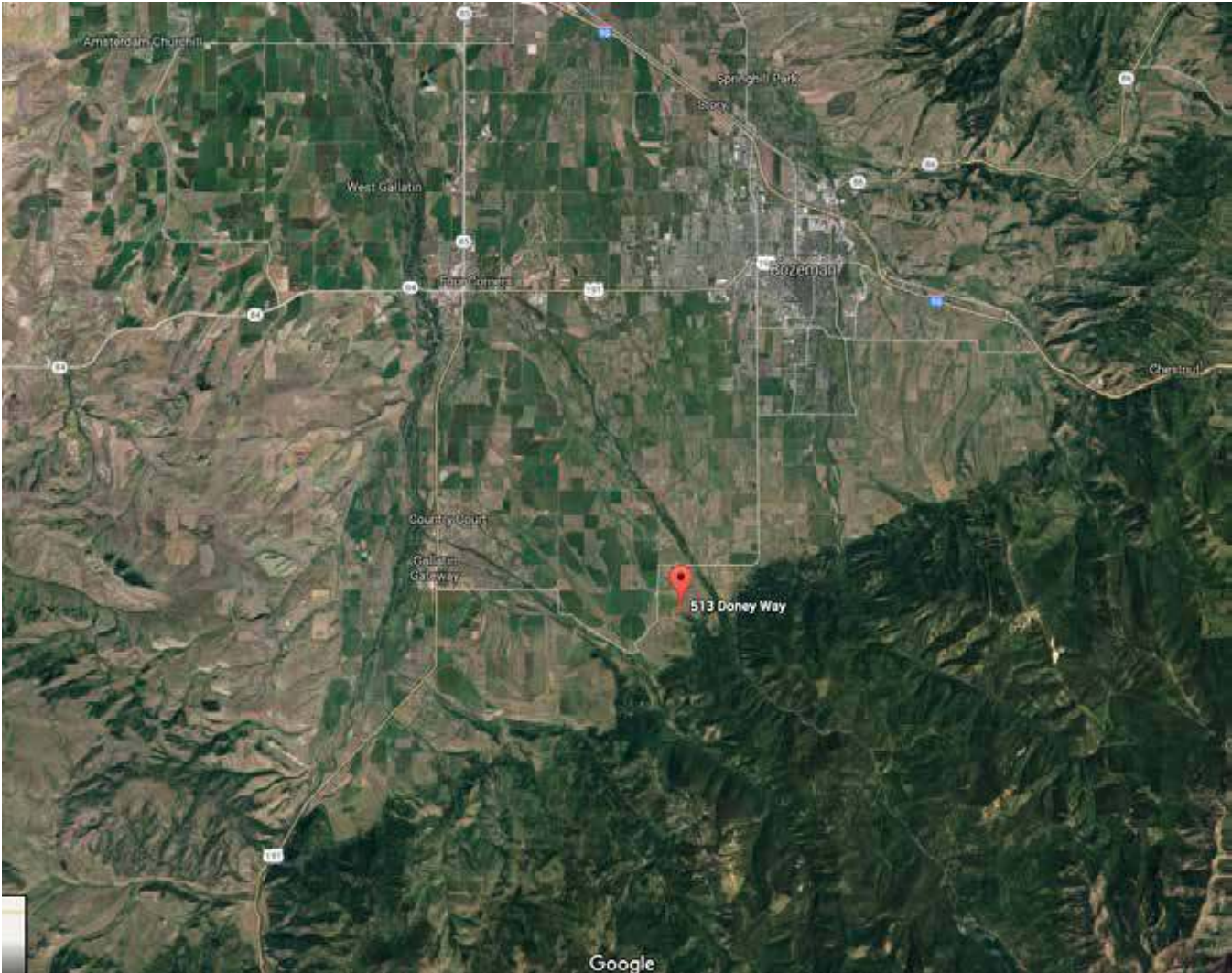
The Guest Apartment, fully rebuilt by the present owners, has the same high standard for finishes as the main house. The apartment includes a vaulted-ceiling Great Room with kitchen, dining, and living room areas, a lovely carpeted bedroom with picture windows facing east, a full bathroom, and a laundry closet with a new stacked GE washer and dryer.

The Great Room flooring is dark walnut, while doors, baseboards, kitchen cabinets, and window trim is distressed wood. The living room has a built-in media cabinet with a gas faux fireplace. The stylish bathroom is designed with distressed-paint and dove-grey ceramic tile made to resemble barn wood behind the black vanity with marble slab counter and inset sink. The other plaster walls share the same soothing shade of dove-grey. Kitchen appliances include a new GE refrigerator and new Frigidaire microwave. Heating is baseboard hot water.



The home features numerous upgrades completed in January, 2017, to the guest apartment, along with electrical, plumbing, and mechanical systems, as well as new paint and carpeting. There were also upgrades to the interior and exterior lighting, with LED lights installed in the home. The fully-landscaped yard has underground sprinklers.

513 DONEY WAY | BOZEMAN, MONTANA









[New Search](#)
[Detail](#)
[View Pie Charts](#)
[Help](#)

Tax Year: 2016 **Property/Parcel TaxID:** RHG48521
Status: Current
Type: RE
Owner: DEHAAN KIRSTEN A

Tax Breakdown:

Stat#	Kind	Description	1st Half	2nd Half
48521	CITY/RURAL	CITY/RURAL TAXES	\$51.55	
48521	COUNTY	COUNTY TAXES	\$419.70	
48521	FIRE DISTRICT	FIRE DISTRICT	\$446.80	
48521	GLTN COLLEGE	GALLATIN COLLEGE	\$11.22	
48521	PLANNING DIST	PLANNING DISTRICT	\$17.88	
48521	PUBLIC SAFETY	PUBLIC SAFETY	\$331.51	
48521	ROAD	ROAD TAXES	\$175.22	
48521	SCHOOL	LOCAL SCHOOL TAXES	\$2,451.47	
48521	SPECIAL: 0110	GALLATIN CONSRV DIST	\$7.56	
48521	SPECIAL: 0112	GLTN CO WTR QUALITY	\$6.60	
48521	SPECIAL: 0300	OPEN SPACE BONDS	\$43.77	
48521	STATE	STATE TAXES	\$344.15	
48521	STATE SCHOOL	STATE SCHOOL TAXES	\$411.48	
			1st Half Total:	\$4,711.48
			2nd Half Total:	\$4,711.48
			Total Tax:	\$9,422.96

Note:
TO OBTAIN PAYMENTS, CLICK ON "HISTORY"
 Only one search criterion is required (e.g. Parcel # or Owner Name). Entering additional criteria will result in an incomplete search.
ATTENTION: For Owner Name Searches, you must search LastName FirstName.
 Website data last updated 07/07/2017 10:30 AM.

Payments can be sent to:
 Gallatin County Treasurer
 311 West Main, Room 103
 Bozeman, MT 59715

Property Record Card

Summary

Primary Information

Property Category: RP

Subcategory: Real Property

Geocode: 06-0698-15-2-01-29-0000

Assessment Code: 00RHG48521

Primary Owner:

PropertyAddress: 513 DONEY WAY

DEYOE LIVING TRUST

BOZEMAN, MT 59715

513 DONEY WAY

COS Parcel:

BOZEMAN, MT 59718-7311

NOTE: See the Owner tab for all owner information

Certificate of Survey:

Subdivision: GREENHILLS RANCH SUB

Legal Description:

GREENHILLS RANCH SUB, S15, T03 S, R05 E, BLOCK 2, Lot 14, ACRES 1.001, PLAT J-356-A PLUS OPEN SPACE A, B1, B2-1, & B3 - B5

Last Modified: 6/20/2017 1:13:57 PM

General Property Information

Neighborhood: 206.003.C

Property Type: RR - Residential Rural

Living Units: 1

Levy District: 06-036609-41 09

Zoning:

Ownership %: 100

Linked Property:

No linked properties exist for this property

Exemptions:

No exemptions exist for this property

Condo Ownership:

General: 0

Limited: 0

Property Factors

Topography:

Fronting:

Utilities:

Parking Type:

Access: 1

Parking Quantity:

Location:

Parking Proximity:

Land Summary

<u>Land Type</u>	<u>Acres</u>	<u>Value</u>
Grazing	0.000	00.00
Fallow	0.000	00.00
Irrigated	0.000	00.00
Continuous Crop	0.000	00.00
Wild Hay	0.000	00.00

Farmsite	0.000	00.00
ROW	0.000	00.00
NonQual Land	0.000	00.00
Total Ag Land	0.000	00.00
Total Forest Land	0.000	00.00
Total Market Land	1.001	125,554.00

Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
5/22/2017			5/22/2017	2580740	Warranty Deed
9/15/2016			9/15/2016	2557648	Warranty Deed
4/14/2016			4/14/2016	2542357	Warranty Deed
7/1/2011			7/1/2011	2391819D	Warranty Deed
1/7/2005	2175	261D			
4/2/2004	2145	468D			
7/10/2003	2114	911D			

Owners

Party #1

Default Information: [DEYOE LIVING TRUST](#)
[513 DONEY WAY](#)

Ownership %: 100

Primary Owner: "Yes"

Interest Type: [Fee Simple](#)

Last Modified: [6/12/2017 3:28:12 PM](#)

Other Names

Other Addresses

Name

Type

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2017	125554	934446	1060000	OVR
2016	139209	969210	1108419	COST
2015	139209	877100	1016309	COST

Market Land

Market Land Item #1

Method: [Acre](#)

Type: [1 - Primary Site](#)

Width:

Depth:

Square Feet: [00](#)

Acres: [1.001](#)

Valuation

Class Code: 2101

Value: 125554

Dwellings

Existing Dwellings

Dwelling Type	Style	Year Built
SFR	08 - Conventional	2005

Dwelling Information

Residential Type: SFR **Style:** 08 - Conventional
Year Built: 2005 **Roof Material:** 10 - Asphalt Shingle
Effective Year: 0 **Roof Type:** 3 - Gable
Story Height: 1.5 **Attic Type:** 0
Grade: 8 **Exterior Walls:** 1 - Frame
Class Code: 3301 **Exterior Wall Finish:** 6 - Wood Siding or Sheathing
Year Remodeled: 0 **Degree Remodeled:**

Mobile Home Details

Manufacturer: **Serial #:** **Width:** 0
Model: **Length:** 0

Basement Information

Foundation: 2 - Concrete **Finished Area:** 2212 **Daylight:** N
Basement Type: 3 - Full **Quality:** 3 - Typical

Heating/Cooling Information

Type: Central **System Type:** 2 - Hot Water/Water Radiant
Fuel Type: 3 - Gas **Heated Area:** 5549

Living Accomodations

Bedrooms: 5 **Full Baths:** 4 **Addl Fixtures:** 7
Family Rooms: 0 **Half Baths:** 1

Additional Information

Fireplaces: **Stacks:** 1 **Stories:** 1.5
Garage Capacity: 0 **Openings:** 1 **Prefab/Stove:** 1
% Complete: 0 **Cost & Design:** 0 **Flat Add:** 0
Description: **Description:**

Dwelling Amenities

View: **Access:**

Area Used In Cost

Basement: 2332 **Additional Floors:** 0 **Attic:** 0
First Floor: 2360 **Half Story:** 977 **Unfinished Area:** 0
Second Floor: 0 **SFLA:** 3337

Depreciation Information

CDU: **Physical Condition:** Very Good (9) **Utility:** Very Good (9)
Desirability: **Property:** Very Good (9)
Location: Very Good (9)

Depreciation Calculation

Age: 11 **Pct Good:** 0.94 **RCNLD:** 980390

Additions / Other Features

Additions

Lower	First	Second	Third	Area	Year	Cost
	14 - Porch, Frame, Enclosed			98	0	4475
	11 - Porch, Frame, Open			189	0	4579
	11 - Porch, Frame, Open			160	0	3877
	33 - Deck, Wood			120	0	1687
	34 - Deck, Concrete			256	0	1613

There are no other features for this dwelling

Other Buildings/Improvements

Outbuilding/Yard Improvement #1

Type: Residential **Description:** RRG1 - Garage, frame, detached, finished
Quantity: 1 **Year Built:** 2005 **Grade:** 7
Condition: **Functional:** **Class Code:** 3301

Dimensions

Width/Diameter: **Length:** **Size/Area:** 1088
Height: **Bushels:** **Circumference:**

Outbuilding/Yard Improvement #2

Type: Residential **Description:** RPA1 - Asphalt
Quantity: 1 **Year Built:** 2006 **Grade:** A
Condition: **Functional:** **Class Code:** 3301

Dimensions

Width/Diameter: **Length:** **Size/Area:** 3488
Height: **Bushels:** **Circumference:**

Commercial

Existing Commercial Buildings

No commercial buildings exist for this parcel

Ag/Forest Land

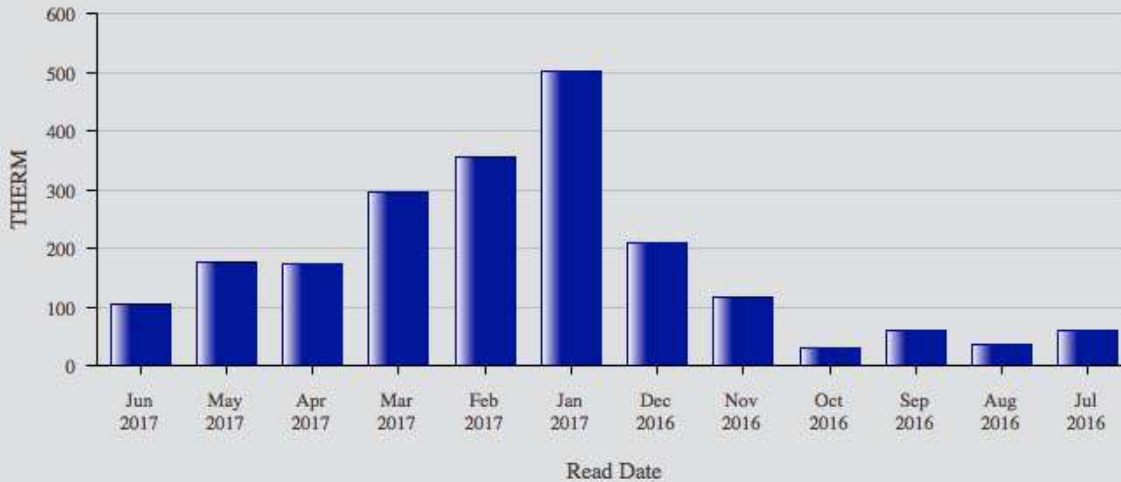
Ag/Forest Land

No ag/forest land exists for this parcel

Usage History

Real Estate Agent Name : Mike Schlauch
Property Address : 513 DONEY WAY
 BOZEMAN, MT

Show Usage For Gas



Showing Month 1 to 12 out of 24 Months

First Previous 1 Go Next Last

The tables below show your energy usage for the past 24 months. This information may be useful as you look for opportunities to save energy or when you compare offers of energy suppliers. These figures do not include usage for area lighting or other unlimited services.

Year	2017						2016					
Month	Jun	May	Apr	Mar	Feb	Jan	Dec	Nov	Oct	Sep	Aug	Jul
Usage (THERM)	105.0	176.0	173.0	297.0	355.0	502.0	210.0	117.0	30.0	61.0	35.0	59.0
Demand	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
\$ Billed	78.3	126.17	128.24	213.94	250.55	327.07	144.33	82.8	22.67	50.56	29.55	40.87
No. Days	32	29	29	29	33	30	29	32	14	47	31	29

Year	2016						2015					
Month	Jun	May	Apr	Mar	Feb	Jan	Dec	Nov	Oct	Sep	Aug	Jul
Usage (THERM)	187.0	125.0	274.0	246.0	369.0	351.0	294.0	78.0	46.0	35.0	42.0	47.0
Demand	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
\$ Billed	112.66	75.33	176.40	169.36	251.67	237.72	204.63	61.72	39.61	31.95	37.44	40.32
No. Days	29	18	45	28	32	30	33	28	31	28	34	29

Usage History

Real Estate Agent Name :Mike Schlauch
 Property Address : 513 DONEY WAY
 BOZEMAN, MT

Show Usage For Electric



Showing Month 1 to 12 out of 24 Months

First Previous 1 Go Next Last

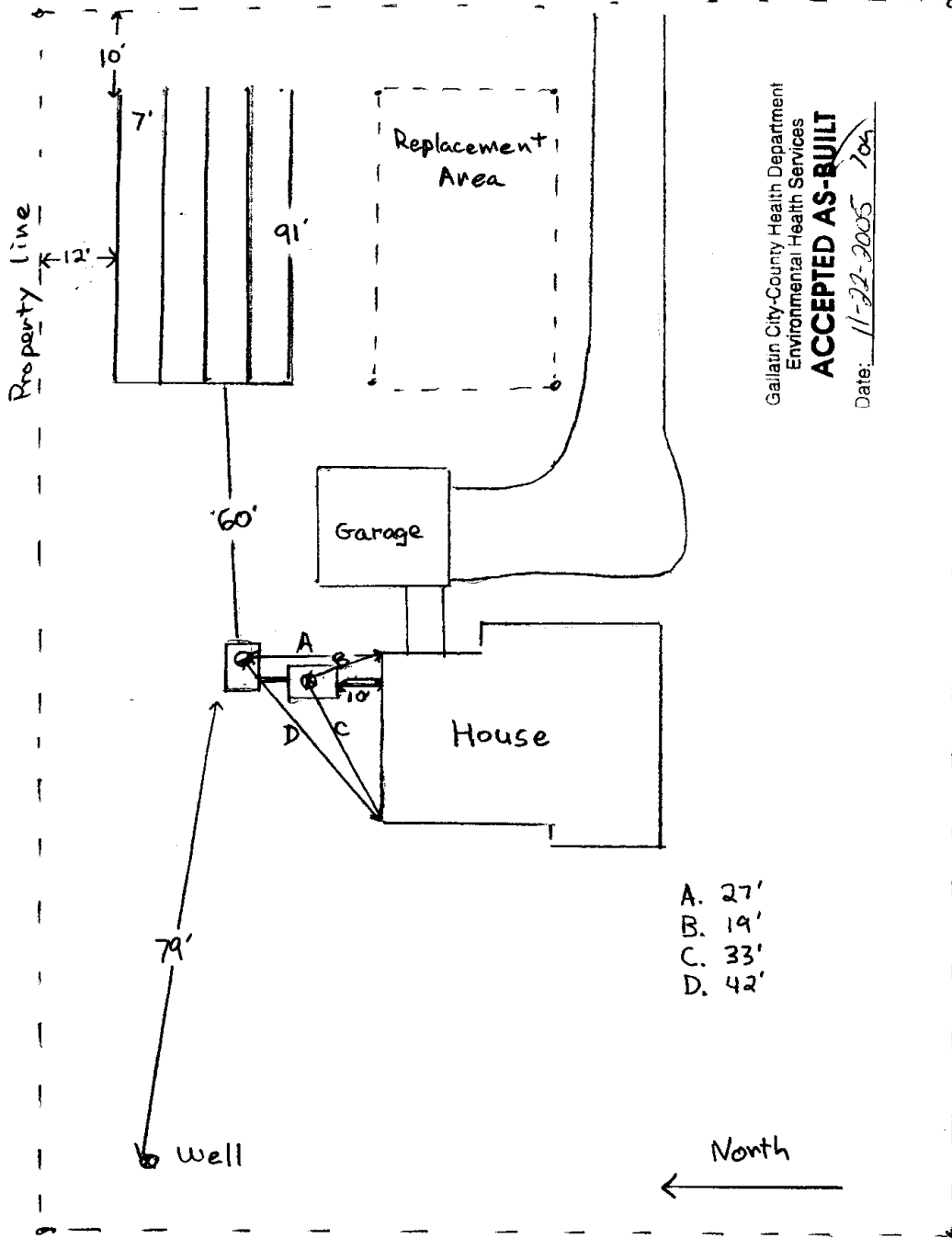
The tables below show your energy usage for the past 24 months. This information may be useful as you look for opportunities to save energy or when you compare offers of energy suppliers. These figures do not include usage for area lighting or other unlimited services.

Year	2017						2016					
Month	Jun	May	Apr	Mar	Feb	Jan	Dec	Nov	Oct	Sep	Aug	Jul
Usage (KWh)	1171.0	1112.0	1105.0	1183.0	1530.0	1914.0	1218.0	1003.0	567.0	1432.0	1282.0	1365.0
Demand	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
\$ Billed	136.15	129.9	127.82	136.82	180.55	218.2	140.44	116.69	65.47	167.36	148.3	158.07
No. Days	32	29	29	29	33	30	29	32	14	47	31	29

Year	2016						2015					
Month	Jun	May	Apr	Mar	Feb	Jan	Dec	Nov	Oct	Sep	Aug	Jul
Usage (KWh)	2104.0	1491.0	1440.0	990.0	1038.0	937.0	881.0	505.0	832.0	756.0	796.0	795.0
Demand	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
\$ Billed	241.45	171.24	170.03	116.64	116.97	104.84	101.32	60.23	96.28	87.96	91.94	95.09
No. Days	29	18	45	28	32	30	33	28	31	28	34	29

Owner
Chris Kurowski
513 Doney Way
Boz, Mt.

As Built
Permit #13937
Drawn and Installed by Brian Mihalka
1365 S.F. Drainfield - 4 bedrooms



Gallatin City-County Health Department
Environmental Health Services

ACCEPTED AS-BUILT

Date: 11-22-2005 705

- A. 27'
- B. 19'
- C. 33'
- D. 42'

OCT 17 2005

Wastewater Treatment System Certification

Gallatin City-County Health Department, Environmental Health Services

In accordance with the Regulations for Wastewater Treatment Systems (effective June 27, 2004), Section 7, a completed system certification form and as-built is required for all wastewater treatment systems installed and must be submitted to EHS within 30 days of the date the inspection was scheduled with EHS. Failure to submit a system certification form and as-built for an installed system may result in the invalidation of the permit and the revocation of the registration of competency.

Please print or type the following information (black or blue ink):

Scheduled Inspection Date: 10-13-05 Permit Number: 13937
 Property Owner: Chris Kurawski
 Site Address: 513 Doney Way
 Type of System Installed: Pressure Dosed
 Size of Septic Tank: 1500 (Double/Single Compartment (Circle one)) Size of Dose Tank (if used): 1000
 Total Sq./Ft of Drainfield Installed: 1365 Trench Width: 3'
 Distribution Method: Gravity / Dosed / Pressure Distribution (Circle One) Trench Depth: 2.5'
 Size and Type of Pump: SP-50 Aurora/Hydraulic
 Name of Installer: Brian Mihalka Type of Drainfield Installed: (Circle one)
 Business Name: 4 Corners Contracting Gravel & Pipe Gravelless Chambers

Certification Of System Installation

I hereby certify the above-referenced wastewater treatment system was installed in the approved location and in accordance with the approved plans and applicable regulations. All required setbacks have been met and all materials used in construction of the system comply with state and local regulations. I also verify that any water well on site at the time of the system inspection was located according to the approved plans.

Brian Mihalka 4 Corners Contracting
 Print name of Installer, Site Evaluator or PE Business Name
 Certifying System
Brian Mihalka 10-14-05
 Signature of Installer, Site Evaluator or PE Date
 Certifying System

HEALTH DEPARTMENT USE ONLY

Installation Approval By: System certification & as-built Date: 11-22-2005
 Final Approval By: Thomas O'Moore Date: 11-22-2005

Final approval is the approval granted upon review and acceptance of the system certification and as-built drawing. The permit to construct then becomes a permit to operate the system as approved.

Inspections are performed only for determining compliance with these regulations and the approved permit. EHS is not responsible for ensuring workmanship. Final approval of a wastewater treatment system shall not be construed as a guarantee to the life expectancy or operation of the system.

Permit To Operate: Approved for 4 Bedrooms or _____ GPD

Revised 6/04

20. SUBDIVISION

N/A

- DEQ approved? Green Hills Ranch Lot/tract 14 Block 2 Approval Date: 10/2003
- a. Is there an RSR? ft^2/bed or gpd/ft^2 300 340 other as per Am Est has typo
- b. Allowed lot usage: Residential / Commercial Other Plat Requirements/comments PD
- c. HO approval COSA? Y/N Is COSA filed with Clerk and Recorder? Y/N If No, then can't issue permit until filed with C&R.
- d. Listed as a Problem Sub? Y/N If Yes, _____
- e. Pre 1984? Y/N If yes, is sizing adequate? Y/N Adjusted Size Required 2002

21. SITE PLAN

- Site Plan: 3 copies? _____ Paper must be $\leq 11 \times 17$ If Subdivision, are well and/or DF(s) in approved location(s) & orientation? Y/N
- a. Parcel Size noted added e. 1° &/or 2° Drainfield noted h. Well location noted
- b. Property lines noted f. If site evaluated, DF's within 25' of test pits i. Is there a 100' setback?
- c. North Arrow noted g. Wells and Septics shown within 100' of property lines or MZ? j. Public Water System?
- d. Homesite, driveways, outbuildings noted copy of state approval - locations OK
- k. Site plan shows water supplies, surface waters, etc. within 100 ft of system OR l. 100' statement made? (may not be req'd if public water supply)

22. SYSTEM SIZING

- a. Sizing: 340 $\text{ft}^2/\text{bedroom} \times$ 300 # of bedrooms = 102000 total ft^2 in system OR 1300 See note below
- b. Sizing 340 $\text{gpd} +$ application rate $\text{gpd}/\text{ft}^2 =$ total ft^2 in system
- c. Gravelless Sizing 1500 1200 total ft^2 from a. or b. $\times 0.75 =$ 1020 1275 total ft^2 in system with size reduction credit
- d. Septic tank: 1500 gal. Dose Tank/Chamber: 1000 50 min gal. (dose + 25% reserve) Sizing adequate? Y/N need to calculate
- e. Do site plans need to be altered? Y/N If so, contact applicant, ask for copies if revised site plan or ask for permission to alter.
- f. If PD, have dose volumes been calculated? Y N NA Require PD specs if complicated!!

SYSTEM TYPE:

as per sub specs 5 laterals must be 91' long gravel (4) 91's if chambers TRENCH DEPTH: 36"

- 23. Proper fees submitted? \$ 230 Check# 10976 Receipt# 2258
- 24. System Certification Required by: Installer PE Site Evaluator If SE/PE, why? _____
- 25. Any Monitoring Requirements? Y/N If Yes, Describe _____
- 26. O&M Requirements? Y/N If Yes, Describe _____
- 27. Variance/s? Y/N If Y, then see variance check sheet note additional fees: _____

Comments/Deficiencies

will system fit - original design was for 4 - bedrooms double check sizing
as per Am Est has typo need 340 ft^2/bed not 300 ft^2
need new spec & site plan that shows it
changed to 4 bedroom see sub file for spec.

1st Review: Date 2/21/05 Issue Permit [Signature] Reviewer Signature Erin Lind R5

If \varnothing , list deficiencies (Number, \checkmark & date when corrected): 3/11/05 or 4/6/05

2nd Review: (Needed? Y N): Date _____ Issue Permit? \varnothing ? \varnothing Reviewer Signature _____

If \varnothing , list deficiencies (Number, \checkmark & date when corrected): _____

*Permit Issued # 13937 By: Tom Date: 3-2-05

SEPTIC APPLICATION REVIEW

- 1. Owner: Kurowski Signed, Date, & Initials? Y/N
- a. Planning approval form complete? Y/N Comments No zoning Date Signed: 2/15/05
- 2. Road Address: GIS Verifiable? Y/N Access Database or phone (x3067 or 3166)
- 3. Purpose of Application: new
 - a. If a replacement or upgrade, pull old permit & attach to permit application for processing.
 - b. If upgrade from May 1, 1992- Dec 8, 2000 see Section 3.3 D Does exclusion apply? Y/N Do they have the proper form? Y/N
Multi-User = 3-14 units/connections & ≤ 24 people (or > 700gpd) Public = serves ≥ 15 living units/connections or ≥ 25 people for 60 calendar days or >5000 gpd
 - c. Is there is a public system within 200'? Y/N
If Yes, then they must either connect to it or provide a letter of explanation why connection is not feasible.
 - d. Is project possibly commercial? Y/N If yes, is commercial addendum form completed? Y/N
 - e. Is this a food service establishment? Y/N If yes, then it must be public (usually).
- 4. Type and # of structures to be served 1 SFD
- 5. 5 # of Bedrooms or GPD Don't forget that unfinished basement
- 6. Other dwellings on property? Y/N Do they have a septic permit? Y/N/NA If Y Permit # _____ If N is it pre 1966? Y/N
- 7. Lot Size 1 acres If less than 20 acres and application has site eval., check with C&R Office for creation date to find if it should have had or does have a COSA (see regs, history Appendix B). Might need subdivision review if improperly filed.
- a. Was a Clerk and Recorder check necessary? Y/N Problems Noted _____
- b. Does it have a COSA? Y/N If yes, then go to #20 OR Is it OK for Site Eval review? Y/N If yes go to #8

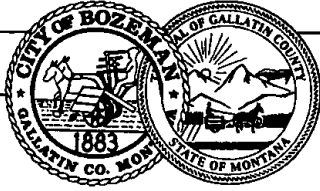
SITE EVALUATION N/A

- 8. Was a Site Eval performed? Y/N
- a. Name of registered site evaluator _____ Signature? Y/N Engineer's Seal? Y/N/NA
- b. Confirmation #? Y/N Date(s) Test Pits Excavated _____ Did GCCHD Observe Site Eval? Y/N
- 9. Has the floodplain been delineated? Y/N/NA If Yes, is proposed DF 100' from FP? Y/N Any buildings located within the FP? Y/N
If FP has not been delineated, is a FP study needed? Y/N Any water accumulation noted? Y/N/NA
If flows greater 1000' gpd ground water mounding evaluated? Y/N
- 10. Estimated Depth to seasonally high groundwater (shgw): _____
 a. How was it determined? _____
 b. Was water found at 7 feet? Y/N if Y then → GW monitoring and peak provided? If No need to monitor.
 c. GW monitor wells within 20 feet of proposed area Y/N/NA
- 11. Non-Degradation addressed? Y/N Phosphorous Breakthrough done? Y/N/NA Comments? _____
- a. Mixing Zones Drawn Correctly Y/N/NA Are Surrounding Wells/DF shown within 200' of proposed/existing Mixing Zones or DF? Y/N
 b. Existing well, proposed wells AND zone of influence not allowed in mixing zone Y/N/OK
- 12. Slope across absorption area _____ (No systems > 25%)—If slope is 20% + must show detail, or GCCHD check site.

SOIL DATA SUBMITTED TO INCLUDE AS A MINIMUM:

- 13. Data from test pits dug to 96 inches provided: Y/N
 - a. Thickness of horizons Y/N d. Depth to water if observed: _____ Not Noted None observed
 - b. Texture and structure of horizons Y/N e. Depth to limiting layer (>60 min./in.): Noted Not Noted None
 - c. Color and mottling-(color variations) Y/N f. Other (stoniness, root depth): Noted Not Noted
- 14. Results of perc tests submitted? Y/N (1) _____ min/in. at _____ " deep (2) _____ min/in at _____ " deep
(circle result closest to df) (3) _____ min/in. at _____ " deep (4) _____ min/in at _____ " deep
- 15. Is Perc rate <3 min/in Y/N If Yes, then CHECK if soil 3 feet below infiltrative surface contains less than 15% gravel, and that there is 6 feet from bottom of trench and a limiting layer OR soil loading rate of 0.8gpd/ft2 may be used
- 16. Are soils = 125ft2 or <3 min/inch or 3-10 min/inch? Y/N If Yes, then Pressure Dose more than 4 X per day
- 17. Drainfield sizing based on soil type and/or perc rate _____
- 18. Do Perc tests and soils data differ? Y/N If Yes, sized most conservative? Y/N (Can't just size to avoid pump)
- 19. Is system greater than 500 Lineal Feet? Y/N If Yes, then must Pressure Dose!

"Committed to the protection and promotion of public health"



Gallatin City-County Health Department

Human Services
12 N. 3rd Ave
Bozeman, MT 59715
406-582-3100 • FAX 406-582-3112

Environmental Health Services
311 West Main, Room 108
Bozeman, MT 59715
406-582-3120 • FAX 406-582-3128

www.co.gallatin.mt.us/health/index.htm

February 24, 2005

Chris Kurowski
3850 Graf Street
Bozeman, MT 59715

RE: **Septic Application – Chris Kurowski, 513 Doney Way, Green Hills Ranch Lot 14**

Dear Chris:

The Gallatin City-County Health Department has performed an initial review of your septic application for the site referenced above and finds that additional information is required. Specifically:

- Green Hills Ranch Subdivision was reviewed and approved with the assumption of four bedroom dwellings. As you are proposing a five-bedroom home, new pressure specifications, drainfield design and site plans will be needed. Please indicate on the site plans that there is adequate space, meeting all setbacks, for the primary and replacement drainfields in the approved location. A five-bedroom home with 340ft² per bedroom requires primary and replacement drainfields to be 1700ft². You may find it beneficial to contact an installer or site evaluator to obtain this information. Please see the attached lists of registered installers and site evaluators.

4
As per
prop owner

In accordance with Section 3 of the Regulations for Wastewater Treatment Systems (effective June 27, 2004), please submit the additional information within thirty (30) days of this written notice so review of this application can be completed. If the Department does not receive the necessary information within this time period, the application will be denied and permit fees (not review fees) will be refunded.

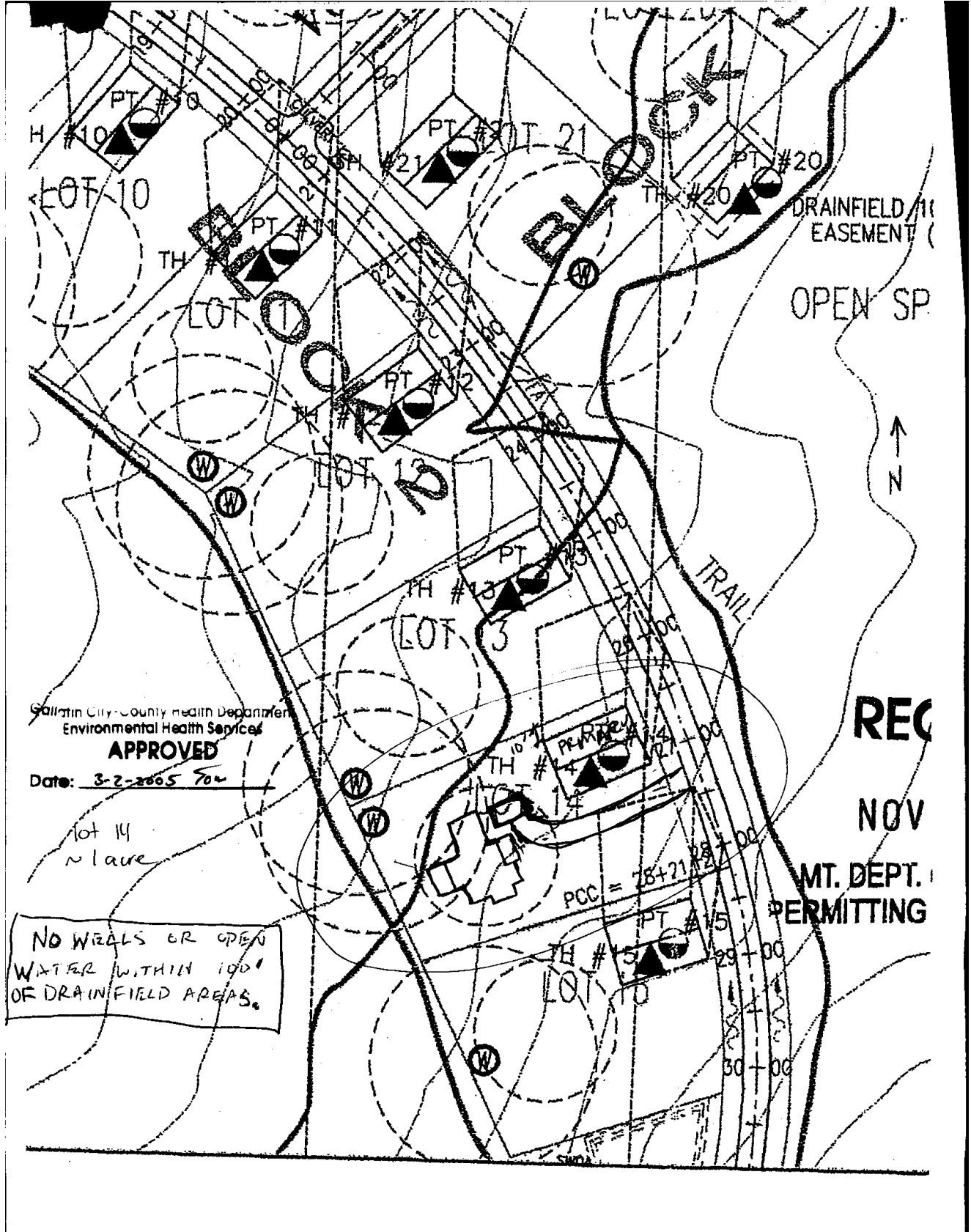
If you have any questions, please contact this office at (406) 582-3120.

Sincerely,

Erinn Zindt, R.S. ✪
Environmental Health Specialist

Attachments: Registered Installers List
Registered Site Evaluator List

F:\Septic\Kurowski den30 022405.doc



ON-SITE WASTEWATER TREATMENT SYSTEM APPLICATION & PERMIT TO CONSTRUCT

Gallatin City-County Health Department, Environmental Health Services
311 West Main, Bozeman, MT 59715 (406) 582-3120

Please see important information on the back.

FILED 15 2005 PM 3:16

PRINT/TYPE in black or blue ink. Please press firmly. See fee schedule.

Purpose of Application: New [X] Upgrade/Expansion Replacement Failed Yes No (old permit #)
(Individual/Shared Multiple-User(3-14 connections) Public Commercial)

Current Property Owner: CHRIS KUROWSKI Phone: (406) 570-8263
Mailing Address: 3850 GRAF ST.
City/Zip: BOZEMAN, MT 59715

Applicant/Authorized Agent:
Mailing Address:
City/Zip:

Address of Site: 513 DONEY WAY Certificate of Survey No.:
[An Authorized Road Address may be obtained by contacting the Gallatin County GIS Department at (406) 582-3049]

Subdivision: GREEN HILLS RANCH Approval Date (mm/yyyy): 01/2003

Lot/Tract/Parcel: 14 Block 2 Section 15 Township 35 Range 5E Size of Parcel: 1 acres

Type of Structure(s) proposed: Single Family Dwelling [X] Other (please describe)

Unfinished Basement: [X] Yes or No Total # of Bedrooms Proposed (+1 for unfinished basement): 4 BEDROOMS
(An unfinished basement must be considered as an additional bedroom.) OR gpd to be produced:

Please refer to the Certificate of Subdivision Approval, data from the site evaluation, and/or public WWTs approval to complete the following. Be sure to mark all spaces. Site evaluation data must be submitted with this application (if applicable).

Is the Certificate of Subdivision Approval Statement recorded in Clerk & Recorders? [X] Yes No EQ #: 02-2029
Confirmation # Public WWTs: MDEQ Approval Yes No EQ #:

Water Supply: Individual Well [X] Public System Multi-User System

Type of Wastewater Treatment System Required: PRESSURE DUSED

Number & type of structures allowed: 1 SFD

Amount of drainfield required per bedroom: 300 ft2 or application rate: gallons/ft2/day

Are there any other requirements? (monitoring, trench depth, etc.): If yes, please specify:

I (We) hereby certify under penalty of perjury that I (we) am the legal owner(s) of the above real property or an authorized agent thereof and that the information above is true, complete, accurate and correct to the best of my (our) knowledge. I (We) further certify that the wastewater treatment system will be installed according to state and local regulations for Wastewater Treatment Systems and any permit conditions.

I have read the information on the back of this application. (Initial)

Date: 2/16/05 Signature:

The following section is to be completed by the Health Department only.

PERMIT TO CONSTRUCT

A permit to construct is valid for 24 months (unless otherwise noted). The system must be installed and an inspection scheduled with GCCHD.

Type of System Required Pressure Distribution - Standard Type: STD

Minimum Requirements (based on # of bedrooms/GPD proposed): Dist: PD

Septic Tank: 1500 gallons Type: Concrete

Pump Tank/Chamber: 500 minimum gallons Maximum Trench Depth 36"

Absorption Area (Square Feet): Gravel & Pipe (5) 91' laterals Gravelless (4) 91' laterals

CERTIFICATION AND AS-BUILT OF INSTALLED SYSTEM WILL BE REQUIRED FOR FINAL APPROVAL

Certification required by: Professional Engineer Registered Site Evaluator [X] Installer

Install per approved plans maintaining all setbacks. Drainfield configuration changes require pre-approval by system designer and GCCHD.
• Effluent Filter Screen Required • Sanitary Well Seal Required

Permit Number 13937 Approved by: Thomas Moore Date Issued: 3-2-2005 Expires: 3-2-2007

Please submit all three copies to GCCHD for review White - Office Copy Yellow - Property Owner's Copy Pink - Applicant's Copy if not used

Brian Michulka 10/12/05 2 called to com

13937 KUROWSKI



CHRISTIE'S INTERNATIONAL REAL ESTATE

As an exclusive affiliate of Christie's International Real Estate in Montana, Pure West breaks the traditional method of selling real estate and give sellers exposure to discerning and interested buyers worldwide.

Christie's International Real Estate is a wholly owned subsidiary of Christie's, the oldest auction house of fine art in the world. The Christie's network includes more than 900 real estate offices and over 25,000 sales associates in over 40 countries. Combined annual sales volume of all affiliate real estate companies is approximately \$80 billion.

To become a Christie's affiliate, brokers must have a leading market share, meet strict standards of service excellence, and demonstrate proven records of success in handling distinctive properties.

In addition to local support, properties listed with PureWest - Christie's International benefit from an exclusive system of advertising, marketing, and listing tools including Global Marketing Programs and Bespoke Marketing Programs.



CHRISTIE'S INTERNATIONAL REAL ESTATE NETWORK

NUMBER OF SALES ASSOCIATES: 25, 185

NUMBER OF OFFICES: 920

2012 TRANSACTION VOLUME: \$80 Billion

Real Estate Offices in 41 Countries

CIRE Network, December 2012

MIKE SCHLAUCH, SALLY UHLMANN, TORREY BENSON, and BRETT EVJE
comprise **PLATINUM PROPERTIES**, which is part of
PUREWEST CHRISTIE'S INTERNATIONAL REAL ESTATE in Bozeman, Montana.

Our combined backgrounds, unique business and marketing experiences,
and focus on service yields proven results.

WE KNOW: IT'S ALL ABOUT YOU.



MIKE SCHLAUCH

Agent | Owner

406.580.8380 | mike@suplatinum.com

Mike, a native Montanan, graduated from Montana State University with a degree in Construction Engineering Technology. He spent the next 13 years working throughout the U.S., managing complex construction projects in the mining, utility, manufacturing, and refining industries before returning to Montana in 1997. He co- founded Schlauch/Bottcher Construction, Inc. (SBC), one of the largest and most-respected custom home construction companies in the region. As a member of the Platinum team, Mike brings his solid work ethic, extensive construction and business knowledge, along with his love, history, and respect for Montana to all of his clients and transactions.



SALLY UHLMANN

Agent | Owner

406.223.5964 | sally@suplatinum.com

Sally is invested in the Gallatin Valley, owning properties, building high-end homes, hosting numerous non-profit events, and consistently ranking as one of Bozeman's Top Producing real estate agents. For nearly a decade, she has specialized in high-end properties and in providing clients with concierge-level service. Her solid expertise is built on experience, beginning with her designer clothing company, Salamander, then raising 3-Day Event horses, followed by helping found Ariat, an internationally acclaimed boot and clothing company. Sally is affiliated with Who's Who in Luxury Real Estate, and duPont Registry.



TORREY BENSON

Platinum Properties Associate

720.284.8045 | torrey@suplatinum.com

Real Estate is in Torrey Benson's DNA. A 40-year family business in commercial real estate laid the framework for Torrey's career path. Growing up in the western suburbs of Minnesota, Torrey spent her childhood learning the ins and outs of client relationships, deal making, hard work, and ethics. A fierce competitor in sports, she served as captain of her high school tennis, softball, and downhill ski teams, winning state championships, and participating in the Junior Olympics. She now channels her desire to win to bringing in the best deals for her clients.

Torrey's professional real estate career spans many aspects of the industry from serving as Marketing Director for historic development in Denver, being a Commercial Broker in Denver, selling luxury real estate in Vail, and now serving both buyers and sellers in Bozeman.



BRETT EVJE

Platinum Properties Associate

406.223.8332 | brett@suplatinum.com

Brett is an entrepreneur, businessman and fifth generation Montanan. Born and raised in Southwest Montana, Brett has an affinity for travel, innovative design, and working with clients on an individual basis to create a custom, expertly crafted home buying experience. He is a restaurant owner, project developer and former published stone mason. He loves old cars, fine wine, his amazing daughter and extraordinary wife. Brett has a passion for Montana real estate, and the authenticity of people who choose to live here.



Romancing Montana

513 DONEY WAY | BOZEMAN, MONTANA



CHRISTIE'S
INTERNATIONAL REAL ESTATE

MEET THE PLATINUM PROPERTIES TEAM



MIKE SCHLAUCH
Agent | Owner

406.580.8380
mike@suplatinum.com

SALLY UHLMANN
Agent | Owner

406.223.5964
sally@suplatinum.com



TORREY BENSON
Agent | Associate

720.284.8045
torreybenso@gmail.com



BRETT EVJE
Agent | Associate

406.223.8332
brett@suplatinum.com

SCHLAUCH UHLMANN PLATINUM PROPERTIES

1612 West Main Street | Bozeman, Montana | SUPlatinum.com | BozemanLuxuryRealEstate.com