

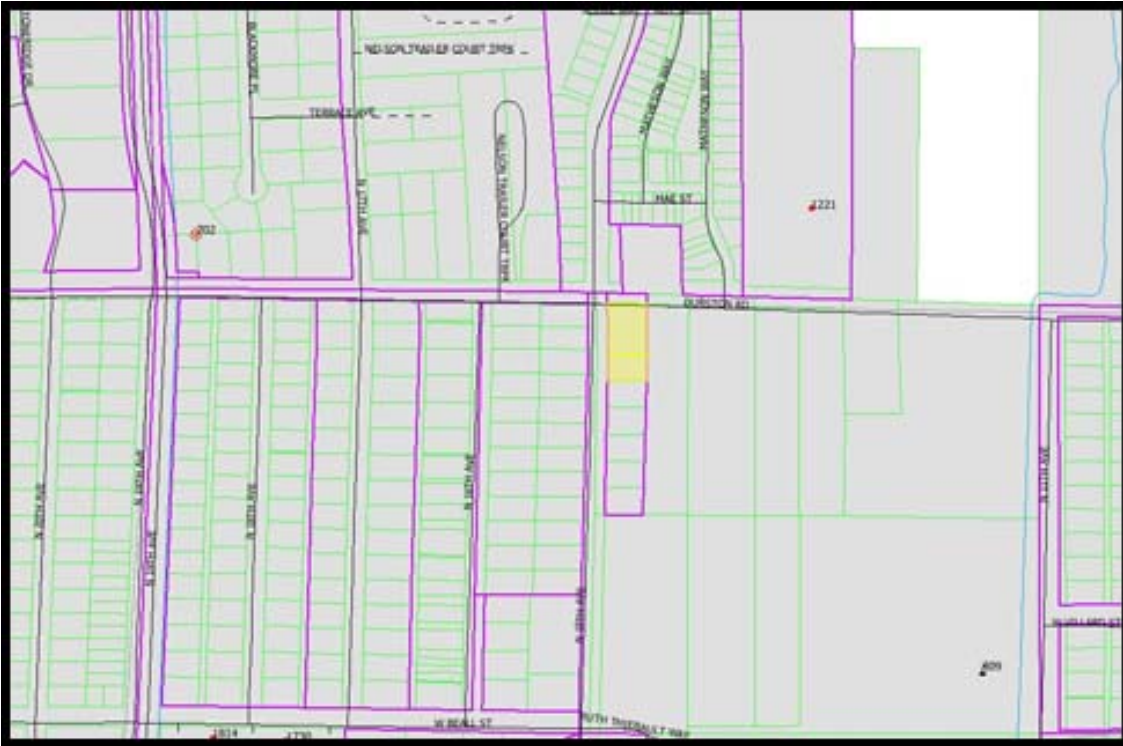
1412 Durston Road

The 1935 built, 1665 square foot log home (1,056 sf main level & 609 sf basement) features two main level bedrooms, one bath. The home has a cabin feel with fire place and 4 season back porch and a 2 car detached garage.



But the house is just the start on this property ...

The property is located at the light controlled intersection of Durston & 15th just south of the newly developed Walton Homestead and features two legally described parcels with R3 zoning.



R3 zoning provides a multi-family density requiring 3,000 square feet per dwelling unit. In a simpler world, this would translate to 8 dwelling units on the 25,000+ square foot property ... but of course this is Bozeman. The two tracks measure approximately 120' east/west and 220' north/south with the southern 40' being the second parcel. R3 zoning requires a minimum lot width of 50' and a minimum area of 5,000 square feet for a single family dwelling and a minimum of 60' and 6,000 square feet for two dwellings. Translated ... this means the lots would need to be reconfigured to facilitate the maximum density (boundary realignment rather than subdivision). Additional requirements of the lot include a 25' setback from Durston and a 20' setback from 15th Avenue.

This property offers an immediate use of the existing home, together with an outstanding re-development opportunity in a marquee location.

Call Kurtis and take a look
406-581-LAND(5263)