

Client Full

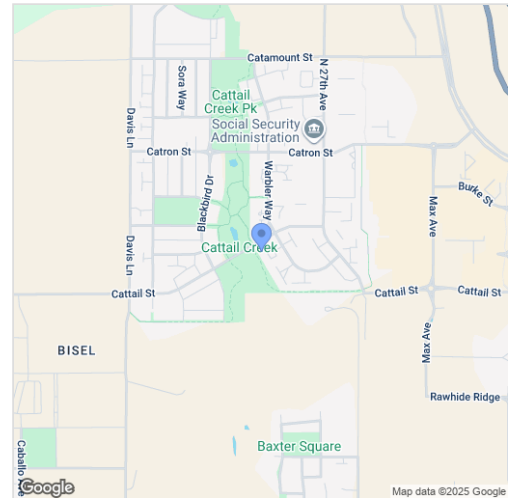
Listing

CLIENT DETAIL REPORT

MLS#: 405885

2948 Warbler Way Unit#C

Date Printed: 10/21/2025



GENERAL INFORMATION

Status:	Active	Subd/Complex:	Cattail Creek	Year Built:	2003
Type:	Condominium	Detached Condo:	No	Bedrooms:	3
City:	Bozeman	Lot Size:		Baths:	2.5
Asking Price:	\$444,000	1st Level Sq Ft:	952	# Full Baths:	2
Area:	1NW - Boz N of Main/W of 19th	2nd Level Sq Ft:	598	# 3/4 Baths:	
Levels:	2 Floors no Basement	3rd Level Sq Ft:		# 1/2 Baths:	1
Total Sq Ft:	1,550	Abv Grade Sq Ft:	1,550	Water Amenity On/Tch:	
Days On Market:	35	Garage SF:		Water Amenity Nearby:	Pond
CDOM:	35	Garage SF Source:		Basement Sq Ft:	
Price/Sq Ft:	\$286.45	Unfinished SF:		HOA Amount:	\$300.00
ADU SqFt:		Loc of Unfin SF:		HOA Pay Period:	Monthly
Airstrip Runway Airport:		Public Land Nearby:		Public Land On/Tch:	
		Garage:	2 Attached		
		ADU Features:			
		Livestock Permitted:			
Directions:	North on 19th Ave, West on Cattail, right on N 27th, Left on Warbler. Trademark condos are on the corner of Warbler and Cattail. 2948 Unit C is in the NW corner of the Trademark condo Buildings.				
Legal:	TRADEMARK CONDO, S35, T01 S, R05 E, UNIT 2948C				

FEATURES

Flooring:	Engineered Wood	Basement:	
Appliances:	Air Conditioner, Dishwasher, Disposal, Dryer, Range, Refrigerator, Washer	Style:	Custom
Heating:	Forced Air	Interior:	Automatic Garage Door, Gas Fireplace, Vaulted Ceiling, Walk-In Closets
Cooling:	AC-Central	Site Improvements:	Black Top Driveway, Landscaped Yard, Lawn
Roof:	Asphalt, Shingle	1st Level:	Primary Bedroom, 1 Full Bath, 1 Half Bath, Dining Area, Living Room, Kitchen, Laundry Room, Garage, Fireplace/Stove
Patio/Deck:	Covered Porch	2nd Level:	2 Bedrooms, 1 Full Bath
View:		Utility Services:	City Sewer, City Water, Electricity In, Natural Gas
Road Access:	Paved	Seasonal Access:	
Amenities:	Park, Playground, Pond/River, Sidewalks, Trail System	Safety Features:	
HOA Includes:	Exterior Maintenance, Insurance, Lawn Care, Road Maintenance, Snow Removal, Water and/or Sewer	Outbuildings:	
Condo Features:	End Unit, Private Entrance		

PUBLIC INFORMATION

Public Remarks

Beautiful 3 bed 2.5 bath Cattail Creek condo with main floor master suite, large 2 car garage, air conditioning, and vaulted ceilings backing to subdivision parks, trails and open space. The tiled main entry has space for coats and shoes as well as unique display opportunities for art, plants and decorations. Take 2 steps up to the open living /dining area with gas fireplace, kitchen and yard access. The mud room/ laundry room, half bath, and main floor master with private bath complete the main floor living space. Upstairs you will find 2 additional bedrooms and a full bath. The custom layouts and thoughtful design of the Trademark condos truly make them special. The attached 2 car garage and driveway allow room for storage and off street parking for vehicles, while on street parking to the north of the building is great for guests and additional access. Check it out today!

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