

Client Full

Listing

CLIENT DETAIL REPORT

MLS#: 377288

451 Clifden

Date Printed: 01/17/2023



GENERAL INFORMATION

Status: Active	Subd/Complex: Valley West	City: Bozeman
Type: Vacant Land	# of Acres: 0.21	State: MT
Asking Price: \$349,000	Price/Acre: 1,644,674.84	Zip: 59718
Address: 451 Clifden	Area: 1NW - Boz N of Main/W of 19th	County: Gallatin

Directions: West on Babcock from Ferguson, North on Clifden, Lot is SW corner of Clifden and Brisbin across from pond!
Legal: VALLEY WEST SUB PH 3D, S10, T02 S, R05 E, LOT 74, PLAT J463 PLUS OPEN SPACE

PROPERTY DETAILS

Parcel Tax ID#: RGG58546	HOA:	Subdivision	Pay Period: Quarterly
Additional Parcel Tax IDs	HOA Amount: \$160	Water Amenity On/Adj.: Pond	
HOA Fee Includes: Park/Trail Maintenance	Livestock Permitted:	Flood Plain:	
Zoning: R3 - Residential Medium Density	Public Land Adjacent:	Covenant:	
Mobile Manufactured:	Ownership:		
Modular:			
Exceptions:			
Conservation Easements: No			

FEATURES

Fencing: Partial	Area Amenities: Park, Playground
Topography: Level	Buyer Responsibility:
View: Mountains, Pond/Lake	Utility Services: City Sewer, City Water
Road Access: Paved	

PUBLIC INFORMATION

Public Remarks

Large corner lot available in Valley West! Great opportunity to build your custom home in the center of one of Bozeman's best subdivisions. Me friends for a stroll around the trail system, enjoy neighborhood events in the pavilion, watch the sunrise from your porch overlooking the park a listen to the ducks and geese play on the pond. This lot is located across from everything the area has to offer.

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