

Property Features & Amenities

52 Rimrock Drive, Park City, MT 59063

Custom Montana Lodge-Style Living

Set on 1.31 acres with sweeping Beartooth Mountain, cornfield, and open-sky views, this remarkable 3,692 sq. ft. home combines Montana lodge character with substantial custom construction and beautifully updated living spaces.

The peaceful end-of-the-road setting feels wonderfully private while remaining convenient to Laurel and Billings. Hand-hewn log accents, stonework, natural wood finishes, and soaring ceilings create the warmth of a Montana retreat, while thoughtful construction and modern amenities make the home exceptionally livable.

at a glance

- 3,692 sq. ft.
- 1.31 acres
- 3 bedrooms
- 4.5 bathrooms
- All three bedrooms feature access to a private en-suite bathroom
- 2-car heated attached garage
- 16' x 30' detached shop
- Dedicated RV/trailer parking
- Recently finished lower level
- Dedicated home theater
- Home office plumbed for a future bar
- Gym / man cave
- Additional lower-level flex/bonus space
- Hot tub
- Firepit
- Little park/playground area
- Front and rear decks
- Underground sprinklers
- Private well
- Septic system
- Ditch rights

craftsmanship & construction

The home's custom Montana lodge-style construction delivers the character of a log home while utilizing conventional 2x6 framing and structural spray-foam insulation.

- Throughout the home you'll find:
- Substantial log exterior
- Hand-hewn exposed log accents
- Pella windows and doors
- Custom stonework
- Cathedral and vaulted ceilings
- Hickory cabinetry
- Granite countertops
- Tile and natural wood finishes
- Exceptional insulation and sound reduction
- Beautifully designed front and rear elevations

Expansive windows bring the setting indoors, framing the surrounding landscape and filling the home with natural light.



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kitchen & great room

- The kitchen is warm, substantial, and beautifully suited to the home's architecture with custom hickory soft-close cabinetry, granite countertops, tile flooring, generous storage, and appliances replaced during the current sellers' ownership.
- It opens naturally into the impressive great room, where cathedral ceilings, exposed log details, stonework, a fireplace, and oversized windows create the quintessential Montana gathering space.

three private bedroom suites

- A particularly special feature of the floor plan is that all three legal bedrooms have access to their own private en-suite bathroom.
- The main-level primary suite offers a large walk-in closet and spacious en-suite bath with a large walk-in tiled shower.
- Upstairs, two additional bedrooms each enjoy their own en-suite bath, providing exceptional privacy for family and overnight guests.

lower level

The recently finished lower level was designed around entertaining, working, relaxing, and recreation.

Home Theater

- A true dedicated theater experience featuring:
- 100-inch television
- Theater seating
- Klipsch audio system
- 12-inch Klipsch subwoofer
- Four Klipsch mid speakers
- Klipsch center speaker
- Specialty wall finish
- Wall sconces
- Adjustable LED accent lighting
- The 100-inch TV, theater chairs, and listed Klipsch components stay with the home.

Gym/Man Cave

- A fantastic dedicated area for workouts, recreation, hobbies, or simply having a space to make your own.

Office & Future Bar

- The finished office offers a quiet, dedicated workspace with custom acoustic wall treatments and is already plumbed for a future bar area, opening up possibilities for a lounge, wine room, or additional entertaining space.

Flex & Bonus Space

- Additional lower-level space provides excellent storage and future finishing potential. An additional bedroom-style flex room does not currently have a window/egress and is not included in the home's legal bedroom count.
- New sheetrock already stored in the lower level will remain for continued finishing of the gym and storage/bonus areas.

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outdoor living

The setting is every bit as special as the home. Beautiful landscaping creates a series of outdoor spaces for relaxing, entertaining, playing, and enjoying the incredible views.

- Beartooth Mountain views
- Cornfield and wide-open views
- Front and rear decks, both recently stained
- Hot tub — included
- Firepit area
- Little park/playground area
- Large lawn
- Established landscaping
- Landscape islands and rock
- Fencing
- Underground sprinklers
- Custom mailbox

Whether you're sitting on the deck, gathering around the firepit, soaking in the hot tub, or simply looking out the windows, this property was made for enjoying its Montana surroundings.

private well, propane, & features

- Private well with water filtration system
- No water softener
- 1,000-gallon propane tank
- Valley Propane
- Seller reports approximately \$420 in propane expense over the most recent year, with a similar expense the previous year
- Private septic system
- Underground sprinklers
- Ditch rights convey with the property, with ownership documentation available

The sellers have also maintained a collection of home and equipment manuals and are happy to provide the next owner with available documentation along with a list of service providers they have used for the property.

room for the toys

- The property offers an excellent setup for vehicles, recreational equipment, and hobbies.
- Heated Attached Garage
- The 2-car attached garage is finished, heated, painted, brightly lit, and offers additional shelving and storage.
- 16' x 30' Detached Shop
- The 480± sq. ft. detached shop features a dirt floor and roll doors, providing valuable space for equipment, tools, toys, lawn equipment, hobbies, and storage.
- Dedicated RV / Trailer Parking
- The owners created a substantial dedicated parking area by over-excavating the site and installing compacted road mix.
- The RV area is thoughtfully tucked behind a landscaped island, helping visually separate it from the home's primary outdoor living spaces.



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additional acreage opportunity

- The property itself includes 1.31 deeded acres.
- The owner of the neighboring vacant parcel to the west has indicated that approximately $\frac{3}{4}$ of an additional acre may be available for separate purchase, offering an interesting opportunity for a buyer who would like even more space.

furnishings & included features

Included with the Home

- Hot tub
- 100-inch theater TV
- Theater chairs
- Listed Klipsch theater speakers/subwoofer
- Remaining new sheetrock for continued lower-level finishing

Available by Negotiation

- Log furniture
- Log beds

The existing log furnishings were selected to complement the home's Montana lodge character and may provide a buyer with the opportunity to retain much of the home's current look and feel.

views for days

What sets this property apart isn't any single feature.

It's the combination of 3,692 sq. ft. of custom Montana lodge-style living, three private bedroom suites, recently finished entertainment spaces, a heated garage, shop, RV parking, beautiful outdoor living, and 1.31 acres surrounded by an extraordinary Montana setting.

From the Beartooth Mountains to the neighboring cornfields and seemingly endless sky, this is a home designed to enjoy where you live.

