

# LIVE.LAUGH.

37 OCTOBER HILL LANE  
COLUMBUS, MT 59019

## Listing Details.

### INTERIOR FEATURES

- Authentic hand-peeled log construction (not machine milled)
- Radiant in-floor heating (main level) — Wi-Fi-connected split boiler system (hot water + heat)
- Mini-split A/C units on the main level and primary suite
- Spacious walk-out lower level with guest bedrooms, flex spaces, and a dedicated bunk room
- Large laundry room with built-in storage
- Whole-house central vacuum system
- Custom cabinetry, handcrafted woodwork, and thoughtful built-ins
- Upgraded guest bathroom with modern finishes
- Multiple carpeted and sheet-rocked storage areas
- Four French doors throughout the home

### SYSTEMS & UTILITIES

- Plumbing: Entire home re-plumbed (freeze damage remediation)
- Water:
  - New well pump (2024) with Wi-Fi-enabled monitoring (tracks usage + water levels)
  - Water quality rated highly (hard but clean)
  - Whole-house sediment filtration system + Wi-Fi-enabled water softener
  - Reverse osmosis filtration at kitchen sink and refrigerator
- Heating & Hot Water: Split boiler system (radiant floor + instant hot water) – Wi-Fi connected
- Septic: Fully upgraded — new lids, risers, filter screen, professionally serviced
- Generator: Commercial-grade whole-house generator (\$12–15K value), Wi-Fi enabled with automatic transfer switch – supports boiler and full panel
- Security: Reinforced door pins + Wi-Fi-enabled Ring & Blink cameras (negotiable)
- Smart Home: Heating, water, generator, and security all remotely managed

### EXTERIOR & OUTBUILDINGS

- 30' x 44' finished shop
- 11,000 lb automotive lift
- Extensive site work for grading and stabilization
- Additional outbuilding/shed
- Full exterior resealing and staining underway
- Recently painted front door (rich dark green)
- Landscaped to preserve natural beauty
- Panoramic mountain views on three sides



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### HOA INFORMATION

- HOA Fee: \$300/year
- Covers: Road maintenance & snow removal on main road
- River Access: Exclusive access to a 20-acre private park on the Yellowstone River with:
  - Picnic tables
  - BBQ area
  - Covered pavilion
  - Safe tributary access for swimming & fishing (Blue Ribbon trout stream)
- HOA Contact: [yellowstoneriverlandowners@gmail.com](mailto:yellowstoneriverlandowners@gmail.com)

### UTILITIES

- Electric: Beartooth Electric (avg. \$80/month)
- Propane: 500-gallon leased tank (buried), filled by Silvertip; auto-monitored for refills
- Internet: Laurel Broadband
- Garbage: Haul-out via Park City transfer station
- Water: Private well

### NOTEABLE EXTRAS

- Private well — rare in the area (most neighbors haul water)
- Extensive smart-home integrations for peace of mind — ideal for remote or second-home living
- Pride of ownership — major systems proactively upgraded
- Move-in ready with significant investments already made
- Lifestyle-friendly layout ideal for family gatherings, guests, or multigenerational living
- Strong sense of privacy and connection to nature

