

THE BRIARWOOD ESTATE

2418 Glengarry Lane
Billings, MT 59101

at a glance

- Custom built by Steve Gountanis in 2018
- Situated on the 11th hole of Briarwood Golf Course
- Comprehensive Control4 Whole-Home Automation System
- Spa-inspired primary suite with automated steam shower
- Temperature-controlled wine room with dedicated tasting area
- Private home theater
- Heated five-car garage
- Panoramic golf course and city views with exceptional privacy

exceptional design

- Open-concept floor plan designed for everyday living and entertaining
- Walkout lower level
- Large-format tile flooring throughout the main living areas
- Floor-to-ceiling tiled bathrooms
- Designer finishes throughout
- Extensive custom built-ins
- Gas fireplace with custom built-in shelving
- Extensive recessed lighting
- Numerous floor outlets for flexible furniture placement
- 9-foot ceilings with elegant 10-foot tray ceiling details
- Spray foam insulation for enhanced comfort and energy efficiency
- Solid core doors to bedrooms & bathrooms
- 2 X 6 construction

wine & entertaining

- Temperature-controlled wine room
- Dedicated wine tasting area
- Custom wine display wall
- Custom crushed limestone accents
- Designed for entertaining and wine collection storage

chef's kitchen

- KitchenAid appliance package
- Double professional-style ranges
- Multiple ovens
- Warming drawer
- Built-in microwave
- Granite countertops
- Pot filler
- Oversized walk-in pantry
- Beverage refrigerator
- Full-size refrigerator (included)
- Built-in ice maker within the refrigerator
- Soft-close cabinetry
- Under-cabinet lighting
- Designed for serious cooking and entertaining
- Natural gas hookup for outdoor grilling
- Maple cabinets
- Heated floors

primary suite retreat

- Spacious primary suite
- Heated bedroom flooring
- Dual walk-in closets
- Laundry room conveniently connected to the primary suite
- Spa-inspired bathroom
- Quartz countertops
- Heated bathroom floors
- Heated shower floor
- Fully automated steam shower
- Multiple body sprays
- Handheld shower system
- Digital touchscreen shower controls
- Integrated shower speakers
- Custom shower bench
- Television concealed behind the bathroom mirror





smart home technology

- Comprehensive Control4 smart home system
- App-based remote control
- Voice control capability
- Lighting automation
- Climate control
- Security integration
- Audio/video distribution throughout the home
- Custom programmable smart scenes

audio & entertainment

- Whole-home distributed audio
- Multiple independent audio zones
- Speakers in the kitchen, bedrooms, bathrooms, patio, and primary shower
- Dedicated home theater
- Multiple televisions included
- Distributed video system
- Hardwired media infrastructure
- Dedicated technology/control room

security & home protection

- Hardwired security system
- Security cameras
- Self-monitoring capability
- Whole-home leak detection system
- Automatic water shutoff protection
- Water sensors beneath sinks and critical plumbing locations
- Whole-home surge protection
- Automated sprinkler controls

location & lifestyle

- Located on the 11th hole of Briarwood Golf Course
- Sweeping golf course views
- Beautiful city-light views
- Exceptional privacy from neighboring homes
- Located within one of Billings' premier golf course communities

outdoor living

- Covered outdoor living space
- Golf course frontage on Hole 11
- Panoramic golf course views
- Beautiful city-light views
- Exceptional privacy
- Outdoor ceiling fans
- Outdoor speaker system
- Professionally landscaped yard
- Underground sprinklers
- Natural gas BBQ hookup
- Additional exterior storage
- Dedicated switched outlet for professionally installed seasonal holiday lighting

garage

- Oversized heated garage
- Five-car configuration
- Suspended ceiling-mounted heating unit
- Fully insulated and finished
- Hot and cold water
- Utility sink
- Extensive built-in hanging storage systems

mechanical & comfort

- Two Ranai Hybrid tankless water heaters
- Designed to support the luxury steam shower and high water demand
- Modern HVAC system
- Full-house humidifier
- Whole-house attic ventilation system

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