

**Livingston Contemporary**  
802 Geysler, Livingston, MT  
**Property Feature Sheet**

Physical Address: 802 Geysler St. Livingston, MT 59047

Legal Description Livingston Park Lot 13A of S/D 400 in Block 8

Main House: Square Footage: 5,730  
Bedrooms: 3  
Bathrooms: 4  
Floors: Oak Floors main floor and stairs,  
Carpet in loft and lower level, entry

Year Built: 1930

Year Remodeled: 2005

Remodel Information: This building was originally a Church that has been converted into a 3 Bed/4 Bath gorgeous contemporary icon in downtown Livingston. The open layout of the church has been transformed into a modern masterpiece of simplicity. The original structure remains but widespread remodeling has created a carefully considered and comfortable home. The construction is primarily CMU (concrete masonry units) blocks, with scissor trusses, a new standing seam metal roof, new color coat stucco siding, a combination of bats and blown-in insulation, newly built interior walls, and new double-pane windows & solid core doors. The oak floors on the main level are the original floors from the Church, but other than the original design, that is all that remains of the church itself.

Designed by: Carita Adams

Sewer: City

Heating: In-floor radiant heat throughout. Natural Gas

Water: City

Roof: Standing seam metal roof, 2005

Exterior: Stucco

Taxes: \$4,089.72 (2007)

Lot Size: 8,965 Square Feet

Zoning: Residential

**FLOOR PLAN**

**Main Floor:** 2760 Sq. Feet

Grand entry way gallery/mud room with ample storage, carpet, full bathroom. Split-level with access to lower floor

Main living space is extraordinary. Wide open area easily incorporates Kitchen, Living Room, Dining Room, Library, Fireplace, Television area, small office and Breakfast nook into one "loft-like" room unlike anything in the area. Space includes ceiling fans, cable lighting, wood floors, and plenty of windows.

The open layout, similar to an urban studio, allows for endless interior design creativity.

Mezzanine loft is open with huge south facing windows that would make a perfect office or sitting room. The loft area opens out to a covered porch that sits above the entryway with beautiful mountain views to the south.

Kitchen: All professional grade appliances. 2 Kitchen Aid gas ranges totaling 8 burners, Zephyr stainless hoods, Stainless steel Amana refrigerator with French doors, drawer freezer and ice maker, three Kitchen Aid Ovens, 2 Kitchen Aid Dishwashers, Custom Dual-head chef's sink with disposal, additional single-head sink with disposal, butcher block countertops and center island, stainless steel drawers and finishes,  $\frac{3}{4}$  rubber mat floors.

Pantry: Extra large storage space with additional refrigerator, door to backyard,  $\frac{3}{4}$  rubber floors, over 150 sq.ft with plenty of built-in shelves.

Oak floors throughout main living area, vaulted ceilings, 2 French doors on the west side, 4 six foot windows on the east wall, and vaulted windows on the south wall allow extraordinary natural light to flow into the large open space.

Natural gas fireplace flanked by two 7 ft. built-in bookshelves

## **LOWER LEVEL**

Two accesses, one near entryway, the other at the far end of the main floor.

Abundant natural light

3 spacious Bedrooms all with private baths.

Lower level sitting room opens to main floor with huge west facing window.

Master Bedroom: Daylight egress windows, recessed lighting, walk-in closet, carpet, antique door.

Master Bath with double entry, recessed lighting, carpet, modern fixtures, two separate Kohler toilets, two sinks with antique vanities, color code stucco shower with copper ceiling and pebble floor, high-end finishes, antique door.

Bedroom 2: spacious with plenty of natural light, recessed lighting, carpet, antique door. Private bath with high-end, modern fixtures, pebble-floor shower with copper fixtures and ceiling, elegant tub, Kohler toilet, antique vanity with above counter bowl and carpet.

Bedroom 3: Very spacious with a large egress windows, recessed lighting and carpet. Private bath includes pebble-tiled shower with copper fixtures, high end finishes, Kohler toilet, and an antique vanity with an above counter ceramic bowl.

Laundry room: very spacious with tons of storage, utility sink, in-floor drain, Whirlpool front-loading washer and dryer.

Mechanical Room: Burnham furnace, Boiler Mate 60 gallon water heater, plenty of storage space with ample lighting. On demand hot water.

Office Area: hardwired for Internet, built-in bookshelves, carpet, recessed lighting.

### **HIGHLIGHTS:**

**Contemporary Architecture** - Nowhere in Livingston can you find a more stylish, space-efficient, sophisticated design.

**In Town Living** - Environmentally responsible and convenient, yet close to Yellowstone National Park, airports, hiking trails, ski resorts, and everything else Montana has to offer.

**Ideal Location** – Very close to Main Street, Sacajawea Park and the Yellowstone River.

**Space** - Enough area to create dynamic interior space for living, entertaining, or studio work. Literally, “one of a kind” architecture, emphasizing simplicity through open space.

**Cable Lighting** - This modern, dynamic, and elegant lighting option is found throughout the house offering very stylish and efficient light to every room

**Professional Grade Kitchen** - This kitchen is set up to entertain! 2 ranges with 8 burners, 2 sinks, 2 dishwashers, additional professional size oven, 2 disposals, sturdy rubber floors, and plenty of work space!

**Art** - Without modification, this space can be beautifully used to showcase an art collection.

**Entertainment** - House has been used to entertain upwards of 150 people comfortably, with room for catering, stages, and storage.

**Xeriscape Landscaping** - A modern and sustainable means of irrigation, landscaping, and water conservation.

**Offered at \$ 835,000**