

## **40 Martinez Gulch Home Features**

Travertine stone exterior, master bedroom accent wall, and 2 fireplaces

Non-maintenance cedar exterior trim, decking, and porch

Large screened in porch (including the floor)

Stamped and dyed concrete walkway and patios

Large fenced yard

Pella windows with encased shades, roll up screens, and storm windows (energy efficient 3 panes)

Custom wood carved front door with stained glass window and stained glass side windows

Security system

Burnt mahogany wood floors main level

Wool Berber carpeting bedrooms and basement

Cabinets are cherry, maple, and hickory. Wood trim cherry and hickory

Venmar air filtration exchanger entire house

Propane hot water radiant floor heat throughout entire home (5 zones)

Propane tank owned, buried, 1,000 gallons

Kohler plumbing fixtures

Home audio wired

Electric wiring to backyard

Gourmet kitchen with granite countertops, custom cabinets with engraving, prep sink, and 3 bay sink

Sub-Zero refrigerator / freezer

Gaggenau oven

Thermador oven

Thermador Professional 6 burner stovetop

3 built in china cabinets (2 are lighted)

5 bedrooms, 4 bathrooms

Master bath granite countertop and shower walls

Bathrooms solid surface countertops and shower walls

2 Jetted bathtubs, 1 Ultra Thermo-masseur (air) and 1Kohler (water)

Built-in library, family room, and bedroom desks with multiple built-in bookcases, AV, and cabinets

Built in Sauna/Steam room

Large mudroom connected to full bathroom and laundry room

Enclosed breezeway connecting house to oversized attached 2 car garage

Wired and plumbed for outside hot tub

Borders 100 acre conservation easement with hiking trails

10 minutes from Helena and Helena Regional Airport