

REAL ESTATE

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FOR SALE IN SOUTHWEST MONTANA

A newly constructed home built by Bill Roylance is located on Tipi Trail in Butte.



'NEW' DOESN'T MEAN COOKIE-CUTTER



MEAGAN THOMPSON PHOTOS, THE MONTANA STANDARD

The view from the kitchen in Bill Roylance's newly constructed home on Tipi Trail offers mountain views.

Upgrades, care in construction make Buffalo Estates house family-ready

Editor's note

This story marks the beginning of "For Sale in Southwest Montana," a weekly feature about a local house for sale.

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New construction: It's not a description that's been prevalent in Butte residential real estate in recent years.

But that's changing. As the real estate market gets healthier, more and more entrepreneurs are figuring out that building "spec" homes in the Butte market can be a profitable occupation.

And nobody's doing it better than Bill Roylance.

Roylance, of Sheridan, has built houses all over Montana, but he wanted to work closer to home, so he purchased some land in the Buffalo Estates subdivision on the south side of town between Continental Drive and I-90. And he has built several houses there. His most recent to be finished, at 94 Tipi Trail just off of Tatanka Way, is not your average spec house.

"There are so many wonderful features," said Bonnie Hawke, a Realtor with Berkshire Hathaway HomeServices in Butte, who is the listing agent for Roylance's house on Tipi Trail. "So many things you don't see in a lot of spec houses — great wood trim and window sills, all granite countertops in the kitchen and the baths, vaulted ceilings — there's a lot of value here."

Hawke says there's something particularly special about buying a brand-new house.

"People really like coming in and seeing it so clean and in perfect condition," she said.

Roylance finished the house about a month ago. It is blessedly quiet inside, with no traffic noise at all. The views are spectacular — northward,



A view from the second story looking into the living room of Bill Roylance's newly constructed home on Tipi Trail.

you can see clear to the Big M and beyond, and the surrounding foothills make the neighborhood feel far more distant from urban Butte than your odometer will tell you. Wildlife abounds in the area, but the house is light and airy, not closed in by forest.

The house has striking designer colors throughout. Style-wise, it's right up there with anything you'll see on HGTV. It features the light-colored walls that are making a huge comeback

Please see **CONSTRUCTION**, Page E2

Facts and figures

Address: 94 Tipi Trail, Butte
Age: New
Style: Tri-level
Square feet: 2,400
Lot size: Approximately 2.5 acres
Bedrooms: 4
Bathrooms: 3
List price: \$335,000



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Construction

From E1

(and make interiors brighter). A gorgeous creamy taupe color, halfway between light brown and gray, graces the interior doors. Oil-rubbed bronze fixtures with clear glass globes in the bathrooms shower warmth and sophistication.

In the vaulted-ceilinged great room, which includes a beautiful custom kitchen, a gas fireplace is surrounded by an unusual layered wood frame, courtesy of Denehy Flooring. The room also has a stylish gray wood-grain floor that's actually vinyl tile, making cleanup a complete breeze with a damp mop.

Bedrooms are spacious, particularly the master, which features a cavernous walk-in closet and a spectacular en suite bath, with oversized tub, higher-than-normal granite vanity counter, a separate water closet, and lighting that would do justice to a La Scala diva's dressing room.

The home's three levels are easy, short stairs apart, giving the house a wonderful, informal flow. A big laundry room graces the ground floor, along with a family room and bedroom. The house is designed for convenience and easy living. It's 100 percent finished out, cable is installed, carpets are laid, walls and ceilings immaculate. Heat is propane forced air.

The colors and the great fixtures are courtesy of Bill's wife, Patty Roylance, who has done the interior design work in all of his houses.

"She makes them look distinctive," Bill Roylance said. "She picks out great color combinations. She's been doing it for a lot of years."

Particularly striking are the hanging fixtures in kitchen and stairwell. The kitchen also features stainless steel appliances and — best of all — spectacular solid-wood custom-made cabinets, and plenty of them.

"I put custom cabinets in all my houses," Roylance says. "What we do, we frame the cabinets, then custom-build them to fit the space. No off-the-shelf cabinets."

He's proud of all the upgrades.

"We put in big crown moldings, great trim. We use big full casing on all the windows. On the exteriors, I use metal on the outside perimeter. It gives character and provides su-



MEAGAN THOMPSON PHOTOS, THE MONTANA STANDARD

Details like this wood mantel above a gas fireplace are selling points for Butte real estate agent Bonnie Hawke of Berkshire Hathaway HomeServices in Butte.

terior weather protection."

The metal skirting is a striking design feature, almost industrial-looking, but it's congruent with the rest of the structure.

"And people really like the oversized three-car garages," Roylance says. "We try to make everything a cut above" what buyers might expect.

He won't even hazard a guess about how many houses he's built in Montana. "Yep, I've worked all over," he said.

He wasn't too sure about the Butte market at first. But his results tell the tale.

"Nobody's perfect but we try to do a good job," Roylance says. "I build houses, I sell them and hope that people enjoy them."

"If you build a nice house, somebody will buy it."

AT RIGHT: Realtor Bonnie Hawke, of Berkshire Hathaway HomeServices in Butte, stands in the open living room and kitchen area of a home built by Bill Roylance.



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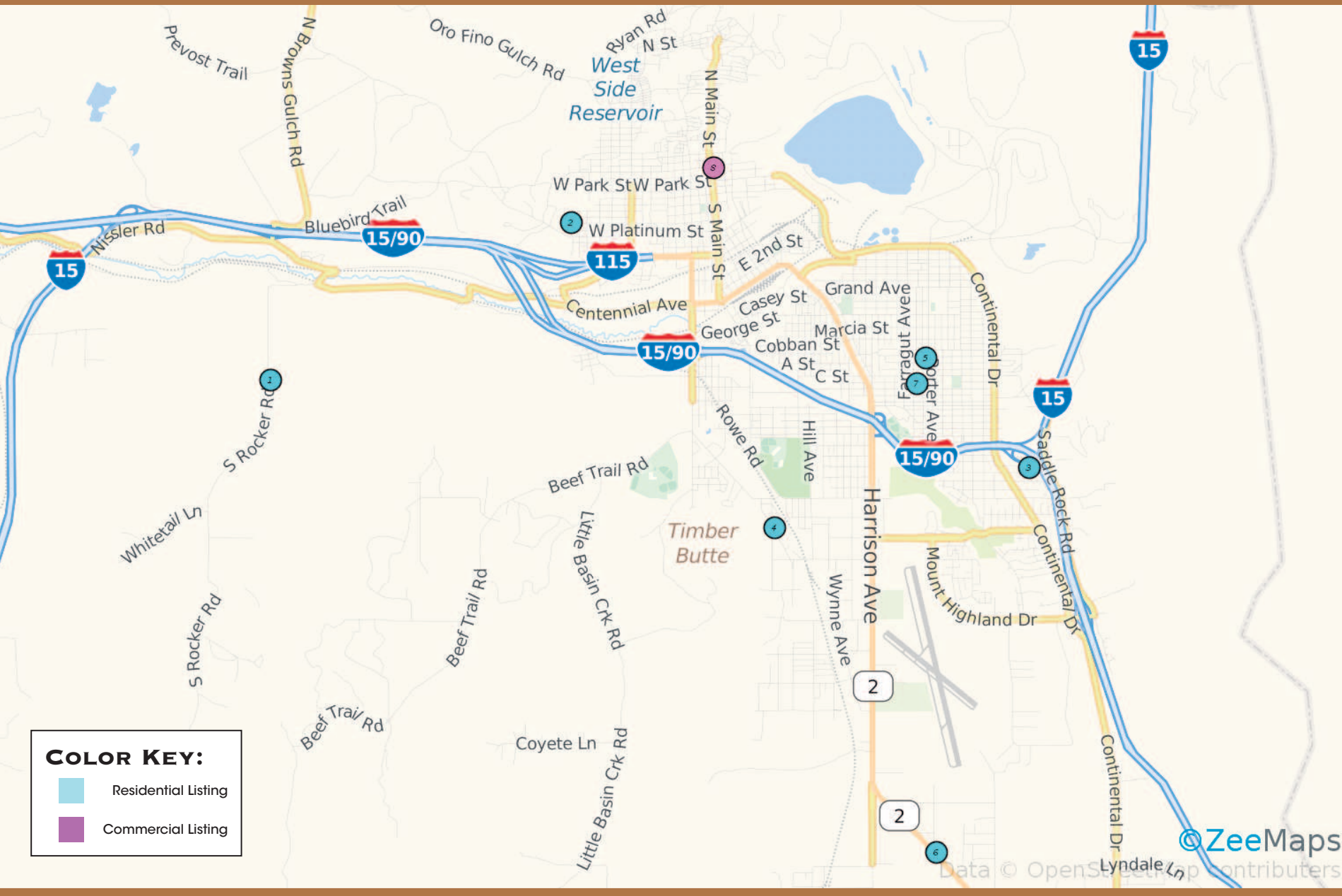
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COLOR KEY:

- Residential Listing
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②	1421 Gold St.	Butte	⑥	5 Nickle Annie DR	Butte
③	3454 Wharton	Butte	⑦	2508 Princeton	Butte
④	4200 Western BLVD	Butte	⑧	130 N. Main St.	Butte