CONSUMERS HAVE SPOKEN .

"Most Trusted Real Estate Brand"
"Real Estate Agency Brand of the Year"
2018 Harris Poll EquiTrend® Study.

BERKSHIRE HATHAWAY HomeServices
Floberg Real Estate

A TRUSTED NAME IN REAL ESTATE SINCE 1959

2017 Billings Gazette Reader's Choice Winner

Like us on Facebook

# SUNDAY OPEN HOUSES | Enter MLS# at www.floberg.com

**3855 Quarter Circle**
MLS# 283455 Area Northwest

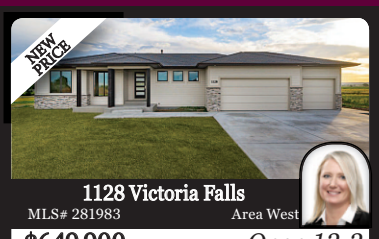
**$269,000** *Open 1-3*
- 4 bed, 3 bath home in convenient west end locale.
- 4 garage spaces, 2 attached, 2 detached.
- Fenced yard, nearly 1 acre. Easy access to Phipps Park!
- 0.96 Acre with no restrictions.

ASHLEY THORSON 869-7683

**1860 Songbird**
MLS# 287267 Area 5

**$255,000** *Open 1-3*
- Beautiful Riverfront Views in Josephine Crossing.
- Seconds away from trails along Yellowstone River & Norm's Island.
- Open floor plan with lots of natural light.
- Double car garage with off street driveway.

BEV FREEMAN 690-7421
& KAYTLIN DIGIOVANNA 209-3851




**1128 Victoria Falls**
MLS# 281983 Area West

**$649,900** *Open 12-2*
- 6 bed, 5.5 bath home in Diamond Falls Estates.
- New 2017 construction. Stunning modern home built by Rimrock Builders.
- Maple & cherry kitchen, SS appl, quartz counters.
- Over a half an acre lot, fully landscaped.

JENNY FUCHS 855-0942

**1183 Matador**
MLS# 287269 Area Heights

**$264,900** *Open 2:30-4:30*
- 4 bedroom, 3 bath home w/wonderful features.
- Large yard & extra parking.
- Lots of room for family formal living room, family room & mother in law suite downstairs.
- Come see! It won't last long!

JENNY FUCHS 855-0942

**1525 Bench Blvd #24**
MLS# 287235 Billings Bench

**$177,900** *Open 11-1*
- Location! Near Main Streets, Yet Private & Quiet
- Vaulted Ceiling, Open Main Floor Plan
- Patio Door to Deck & Neighborhood Park Area
- 3 BR, 2 Bath, Low HOA for Simple Living
- "Move In Ready" Call for a Tour Today!

HOSTED BY: AMY KRAENZEL 591-2370
LISTER: STELLA OSSELLO BURKE 690-9955

**3110 Peregrine Lane**
MLS# 286650 Area Northwest

**$459,000** *Open 1-3*
- Pride of ownership in this Dan Fluery built home.
- Contemporary & warm. 5 bed, 3 bath, 3,600+sf.
- Pella windows, updated flooring, appliances.
- Large backyard in a welcoming neighborhood.

TRAVIS DIMOND 927-8724

**3255 Banff Ave**
MLS# 286337 Area West

**$169,900** *Open 1-3*
- Can't beat this location! 3 bed, 2 bath, townhome.
- Large 2 car garage.
- Small fenced yard, large garage.
- Siding to be painted this summer.

SALI ARMSTRONG 698-2520

**950 Silverbell Cir**
MLS# 286966 Area Height

**$289,900** *Open 11-1*
- Wonderful 1 owner home - Pride of ownership!
- 4 bed, 2.5 baths all updated.
- Family room w/gas fireplace.
- New carpet, paint, hardwood flooring.
- Great heights location!

HOSTED BY: BRANDON TREESE 647-5007
LISTED BY: JEANNE PETERSON 661-3941

**2306 Rehberg Ln**
MLS# 286983 Area Northwest

**$207,000** *Open 1-3*
- Remodeled condo in great NW location.
- Lovely stucco siding, new kitchen - hardwood floors & corian counters.
- Laundry on main, 3 bed, 2 bath on upper lvl.
- Wonderful place to call home!

JEANNE PETERSON 661-3941

**3401 Winchell Ln**
MLS# 287108 Area West

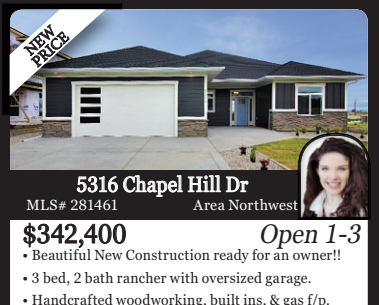
**$259,000** *Open 1-3*
- Charming 5 BDR, 3 Bath Home on the westend.
- Open Kitchen/Dining/Living room with gas fireplace.
- Updated bathrooms, all new windows, new furnace and central air.
- Large family room with gas fireplace. Private fenced beautifully landscaped yard and patio.

MAYA BURTON 591-0106

**5236 Chapel Hill Dr**
MLS# 286716 Area Northwest

**$294,900** *Open 1-3*
- Awesome westend contemporary 1 level living.
- 3 bed 2 bath rancher with 3 car oversized garage.
- Handcrafted wood work and built ins.
- Similar Home Photo. Completion date August.

CATIE HANSER 697-4321




**5316 Chapel Hill Dr**
MLS# 281461 Area Northwest

**$342,400** *Open 1-3*
- Beautiful New Construction ready for an owner!!
- 3 bed, 2 bath rancher with oversized garage.
- Handcrafted woodworking, built ins, & gas f/p.
- Master with his/hers vanities, custom shower tile work, & more!

CATIE HANSER 697-4321

**2218 W Hollow Brook Dr**
MLS# 286916 Area Northwest

**$529,500** *Open 1-3*
- New River Rock Estates home by Design Builders.
- Beautiful custom finishes throughout with engineered hardwood floors.
- 4 bed, 3 bath, master with tile bath & shower.
- Spacious family room, 3 bed + large storage room in the basement.

HOSTED BY: JAMES MOVIUS 670-4711
LISTED BY: MYLES EGAN 855-0008
CO-LISTER: LANCE EGAN 698-0008

**2515 Blue Moon**
MLS# 287276 Area Northwest

**$374,500** *Open 1-3*
- New Patio Homes located in Silver Creek Estates
- 2 bed, 2 bath, large windows, open floor plan.
- Gas f/p, engineered hardwood floor, solid surface countertops.
- Master with double vanity, custom tile shower & walk in closet.

MYLES EGAN 855-0008

**1560 Province Lane**
MLS# 286072 Area Northwest

**$298,000** *Open 1-3*
- Charming rancher with main level living.
- 5 bed, 3 bath, Village West Subd.
- Vaulted living room, enormous family room.
- Oversized 2 car garage.

GINGER NELSON 697-4667

**3160 Cabin Creek Trail**
MLS# 283707 Area Northwest

**$339,900** *Open 12-2*
- New paint, carpet, countertops & appliances!
- 3 bed, 2 bath rancher, corner lot of Rehberg Ranch.
- Could easily expand to a 5 bed, 3 bath home.
- Large daylight windows & gas f/p in lower level.

HOSTED BY: LINDA CORNETET 672-5997
LISTED BY: SHEILA LARSEN 672-1130

**1986 Edgewood Dr**
MLS# 286491 Area Northwest

**$595,000** *Open 1-3*
- $27,000 Cash to Buyer ~ Call for Details!
- Classic 5 BR, 4 Bath, 2 Story, Forest Park Beauty
- Private Back Yard, Salt Water Pool, Hot Tub
- Brand New Flooring, Grand Entry, Spacious
- Extra Deep 3 Car Garage for Boats & Campers

HOSTED BY: TONY CONTRERAZ 671-2282
LISTER: STELLA OSSELLO BURKE 690-9955

**3915 Palisades Park**
MLS# 286448 Area Northwest

**$408,900** *Open 1-3*
- Tile, wood floors, too many amenities to list!
- 4,400 square feet! 5 bedrooms, 3.5 bath.
- Formal living room, 2 family rooms & game room.
- Beautiful inground pool. Great area, Rim views.

CHERYL BUROWS 698-7423

**1233 Howard Avenue**
MLS# 286639 Area West

**$244,500** *Open 2-4*
- Thinking of investing in a home for your college student? This one works well!
- 5 bed, 2 baths, one owner west end home
- No stairs lower level with its own kitchen. Great for roommates, Mother-in-law, or special needs.
- Double garage, covered private patio

HOSTED BY: BRANDON TREESE 647-5007
LISTED BY: CHERYL BUROWS 698-7423

**2134 Eldorado Dr**
MLS# 286903 Area West

**$239,900** *Open 12-3*
- You know from the curb that it will be nice!
- Open light filled rooms, gas f/p, hickory kitchen.
- 3 bed, 2 bath on main, non egress finished bsmt.
- Patio doors off dining area to beautiful backyard filled with perennials. Double garage. Must see!

HOSTED BY: ROBERT KAUTZ 869-7672
LISTED BY: KAREN FRANK 698-0152

**3354 Dunlop Avenue**
MLS# 283661 Area Northwest

**$349,000** *Open 1-3*
- ***$24,000 total price improvement***
- Quartz, custom hardwood, many updates!
- Tucked away/cul-de-sac, manicured landscaping.
- Close to golf & popular running/biking/hiking!

HOSTED BY: JUDY SHELHAMER 850-3623
LISTED BY: TEAM HANEL TOM 690-4448 & ROBIN HANEL 860-6181

**1021 Yale Avenue**
MLS# 285975 Area Northwest

**$279,900** *Open 1-3*
- Renovated mid-century home in great neighborhood.
- 5 bd, 2 ba, 2 Living Rooms w/gas fireplaces.
- Hardwood floors, coved ceilings, 2,298 sf.
- Close to colleges, airport, medical corridor & walking/biking routes.

HOSTED BY: KAREN FRANK 698-0152
LISTED BY: TEAM HANEL
TOM 690-4448 & ROBIN HANEL 860-6181

**1801 Sartorie Rd**
MLS# 283833 Area Billings Bench

**$240,900** *Open 1-3*
- New Construction! Split level with a Deck!
- Built with pride, builder is neighbor!
- 2 Bedroom/2 Bath. 2 extra bedrooms possible in lower level. Will price, ask agent for details.
- Trails, schools - convenience!

TEAM HANEL
TOM 690-4448 & ROBIN HANEL 860-6181

**1127 Pumpkin Cove**
MLS# 283836 Billings Bench

**$246,900** *Open 1-3*
- New Construction, split level with deck!
- 2 bed, 2 bath, vaulted ceilings, maple kitchen
- 2 extra bedrooms possible inlower level
- Basement finish & landscape packages available, ask agent for prices

HOSTED BY: TONI HALE 690-3181
LISTED BY: TEAM HANEL
TOM 690-4448 & ROBIN HANEL 860-6181

**1830 Wentworth Dr**
MLS# 287132 Area Heights

**$359,900** *Open 2:30-4:30*
- 5 bed, 3 bath rancher in desired Heights area.
- Vaulted ceilings, gas f/p, covered Trex deck patio.
- 16,000 KW Generator can power vital elements.
- Spacious kitchen, maple cabinetry. 3 car tandem gar.

HOSTED BY: LINDA CORNETET 672-5997
LISTED BY: TEAM HANEL
TOM 690-4448 & ROBIN HANEL 860-6181

**2464 Westfield Dr**
MLS# 284389 Area Northwest

**$515,000** *Open 1-3*
- Picture Book Loveliness.
- Delightful & spacious 5 bed, 3 bath rancher in Rush Subdivision. Rimrock views.
- Huge lot overlooking proposed park.
- Owner transferred. Let's make a deal!

SUSAN B LOVELY 698-1601
BHHS RELOCATION DEPT. 254-1550

## SHOWN BY APPOINTMENT

**4384 Poly Dr**
MLS# 286194 Area Northwest

**$589,500**
- Custom Rancher in Rimrock West Estates.
- Fine finishes throughout. Built-ins, tile floors & master shower, molding, & decorative columns.
- 6 bd, 3 ba, vaulted living rm, f/p, fam rm, rec area.
- 3-car garage, pool w/cabana style pool house & changing room w/ bath, large storage shed.

LANCE EGAN 698-0008

**6089 Sandalwood Dr**
Area Northwest

**$649,900**
- Dream home in Ironwood!
- Custom Rancher, 5 bed, 2 full, 2 half bath.
- Hardwood throughout , granite counters.
- Covered patio, oversized 3 car garage.

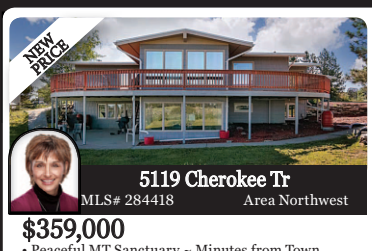
Find me at: FB.com/BillingsListings
HEIDI BROSOVICH 671-0122

MLS# 287230 **1619 Walker Lane** Area Billings Bench

**$467,500**
- Watch the sun set from this gorgeous, 6 bed, 3 bath custom home in Antelope Hills
- 1.35 acres, bordering BLM landcreating unobstructed views forever, & recreation Opportunities
- Plenty of space for toys with the 3 car garage, RV parking, and designated shop space
- Additional Room to park RV; High end finished, built in 2016

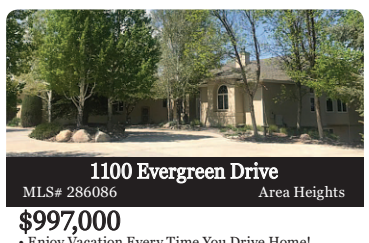
MADYSON PRESTON FRICK 869-7651 & TEAM HANEL TOM 690-4448 & ROBIN HANEL 860-6181

## STELLA'S SHOWINGS • STELLA OSSELLO BURKE 690-9955



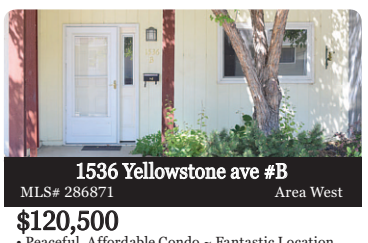

**5119 Cherokee Tr**
MLS# 284418 Area Northwest

**$359,000**
- Peaceful MT Sanctuary ~ Minutes from Town
- Unobstructed Views, Rims Biking/Hiking Trails
- 5 BRs /4 Baths, 1/2 Acre, Walk-Out Basement
- Ensuite Bath Addition, Wrap Around Deck
- You Will Fall in Love with This Home!



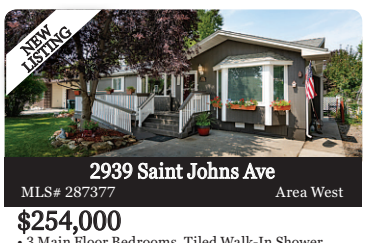
**1100 Evergreen Drive**
MLS# 286086 Area Heights

**$997,000**
- Enjoy Vacation Every Time You Drive Home!
- Incredibly Private, 4 Acres, 5 BR, 5 Bath, 7826'
- Lovely Pool, Pitching Mounds, Bike Trails & More
- Wraparound Deck, Forever Views, Abundant Wildlife
- Ample Private & Entertaining Space. A Masterpiece!



**1536 Yellowstone ave #B**
MLS# 286871 Area West

**$120,500**
- Peaceful, Affordable Condo ~ Fantastic Location
- Brand New Flooring and Paint Throughout
- Two Bedrooms, 1 ½ Baths, Newer Gas Range, AC
- Main Floor Patio, Upper Level Deck Balcony
- Lots of Green Space, Lovely Pool, Move In Ready!




**2939 Saint Johns Ave**
MLS# 287377 Area West

**$254,000**
- 3 Main Floor Bedrooms, Tiled Walk-In Shower
- Open LR Addition with Bay Window & Fireplace
- Sunny Dining Space with Custom Cabinetry
- Private Back Yard, Patio, Pergola, Two Sheds
- Super Area Near Parks, Schools, Shopping, Dining

**3112 Zimmerman Place**
MLS# 286569 Area Northwest

**$825,000**
- Breathtaking Views from Downtown to Mountains
- Multiple Patio & Deck Levels, Borders Rims Trails
- Luxury Chef's Kitchen ~ Every Imaginable Amenity
- 4BRs, 4Baths, 5048,' 1 Acre, Gated Neighborhood
- Tranquil Space, Yet Room to Entertain ~ 1 Amazing Home!

## PATTERSON TEAM PROPERTIES: STEPHANIE 321-0759 & DAN 321-4182

**49 Cottonwood Way- Absarokee**
MLS# 287444 Area Absarokee

**$324,900**
- Log home, maintained to perfection!
- Views, privacy, & Stillwater common area access.
- 4 bed, 3 bath, lower level family room & partially unfinished basement to finish to your tastes!
- Peaceful front porch, full length back deck.

**120 E Centennial Rd- Columbus**
MLS# 286054 Area Columbus

**$350,000**
- Beautiful new 2018 top quality construction
- 4 bed, 2 bath with 2,150 sq. ft.
- Large front porch and backyard patio
- Close to park and pool, ball fields, and schools
- Hardwood, granite, tile, Hickory cabinetry

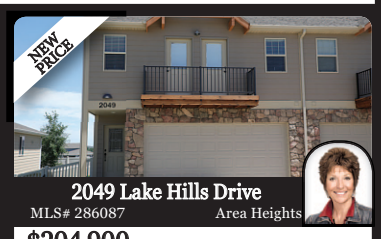
**77 Spreading Wing Lane- Nye**
MLS# 287434 Area Nye

**$649,000**
- Stillwater River log home with Beartooth views.
- Premier fly fishing, rafting, & floating right out your back door.
- Custom home, vaulted ceiling, exposed log beams, picture windows facing mountains.
- Meticulously maintained 5 acre property.

**1411 Avenue B**
MLS# 286831 Area Northwest

**$199,500**
- Great Area, updated 1 owner home.
- Newer windows, super clean, move in ready.
- Laundry on main, 2 bonus rooms in lower level.
- Larger eat-in kitchen, newer carpet & paint, oversized garage, fenced yard with well for UGSP.

CHERYL BUROWS 698-7423




**2049 Lake Hills Drive**
MLS# 286087 Area Heights

**$204,900**
- 2008 Townhome- Quality built by David Cunningham.
- High end finishes, 4 bed, 3 bath, 2 car fully finished garage.
- Gas f/p, 2 upper bedrooms w/shared balcony.
- You will love this 1 owner home. HOA $150/mo.

JEANNE PETERSON 661-3941

**411 Stillwater Dr- Columbus**
MLS# 286834 Area Columbus

**$349,000**
- Awesome home in established area of Columbus.
- Granite, hickory, tile, deck, hot tub, sunroom.
- Mature trees and landscaping, and much more.
- Large bonus storage room off deck in back of home.

**17 Morning Glory Ln- Columbus**
MLS# 284047 Area Columbus

**$385,000**
- Amazing views from your front porch. 5± ac w/well.
- 4 bed, 3 ½ baths. Guest bunk house with bath.
- 30x40 RV garage w/dump, electric, & water.
- 30x36 Shop, garage, wood working & meat processing area.

**42 Star Haven Dr- Absarokee**
MLS# 284376 Area Absarokee

**$599,000**
- Stillwater River Sanctuary.
- Blue Ribbon fly fishing and excellent rafting.
- Spectacular custom log sided home & rock work.
- Peaceful, private, with all the comforts. Shop & garage w/RV door (20x30 & 24x36)

**3390 Canyon Dr Unit C22**
MLS# 286773 Area West

**$152,900**
- Great starter or first time home buyer Condo
- Features 3 bed, 2 bath. End unit with close parking.
- Egress basement bedroom with large family room.
- Lowest HOA in the area only $100.

MARK HARDIN 208-5118

**5 Cheyenne Lane**
MLS# 287099 Area Laurel

**$399,900**
- This Serene country Rancher boasts an open floor plan with 10ft Ceilings. 3 bed, 2 bath, 3,240 SF.
- Natural light, offering views in every direction.
- Built-in custom shelving, office w/french doors.
- SS appl, solid wood cabinets, pantry, storage rm w/built ins; shop with oveable working benches.

MELISSA UTLEY 861-7663

444 N 9th St, Columbus | 111 Broadway Ave S, Red Lodge | 1550 Poly Dr, Billings | Relocation 800-227-5138 | e-mail: bhhs@floberg.com

©2018 BHH Affiliates, LLC. An independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of HomeServices of America, Inc.® Equal Housing Opportunity.