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Professional Photos & Video Tours, Professional Staging, Professional Cleaning

**OPEN SUN 12-2PM**



**1525 Bench Blvd. #29 - \$250,000**

2 Bed, 1 Bath 896 sq. ft. one level townhome in the heights. This cute home has no steps and is tucked away in the back of the subdivision waiting on its new owner. Open floor plan w/vaulted ceilings. Wall desk in 2nd bedroom perfect for an office or homework desk. Newer hot water heater, stackable washer/dryer and most kitchen appliances. Single attached Garage. HOA is \$275/month includes exterior insurance, lawn, snow & water.

**6386 Signal Peak OPEN SUN 2:30-4PM**



**Signal Peak Townhomes - \$342K-357K**

Quality custom built townhomes in Northwest Billings. Kitchens boast quartz countertops, s/s appliances, under cabinet lighting, tile backsplash & pantry. LVT flooring in entry/kitchen/dining & living room. Carpeted 2 bedroom units have private baths. 2 x 6 walls with Rockwool demising insulation between units for sound barrier. Each unit has private covered front patio area. Anderson Windows. Hardi Siding. Double attached insulated/sheetrocked garages. HOA Fee of \$205/month includes Lawn, Snow, Water and Exterior Insurance. Available in last phase: PLAN A 2Bed/2 Bath 1063' - \$342,000, PLAN B 2 bed/2 bath 1165' - \$353,000, PLAN C 3 Bed/2 Bath 1212' - \$357,000.



**0 Clark St. - \$400,000**

Investment Opportunity! 24 Unit Mini-Storage with two mobile home rentals. Current rents on storage units are at \$1185 w/two units being vacant. Current rents on two mobiles is \$2,000 (\$1,000 each) with long time tenants. Tenants pay utilities on the mobiles. One home is 3 Bed, 1 Bath with street parking. 2nd home is 5 bed, 2 bath with off street and on street parking available. Both have washer/dryer. Both have gas furnaces with individual power, gas & city sewer, share one well. No power to storage units.



**6818 South Fork Rd - \$430,000**

Enjoy unbelievable views of all the surrounding mountain ranges and the Yellowstone River Valley from this scenic 40 acres located just 5 miles south of Billings. Experience quiet, peaceful country living w/ abundant wildlife. Take it all in while enjoying a cup of coffee from your future deck overlooking a tree filled ravine. Ephemeral stream to the south, fed by a spring on a neighboring lot. Existing piers, 2-2200 gal cisterns, power, septic system, 2 fenced pastures & a 2-stall animal shelter w/enclosed tack room on lot 3. Previously plowed area for a horse training arena. Option in ccr's to build a small guest cabin on lot #8. The upper 20 acre lot #3, has Southridge ccr's (no mod/mnfrd homes allowed) & cannot be further subdivided protecting your privacy. The lower 20 acre lot #8 is Zoned D-14 agricultural with no ccr's.



**3514 S. 60th St. W. - \$1,077,000**

New roof! New exterior paint. Don't miss out on this rare find! Exceptional Westend property w/stunning views & striking craftsmanship. 4 Bed, 3.5 Bath, 3596 sq. ft. 2-story home on 20 acres. Entire upper level is a private master suite w/walk-in closet, jetted tub & stackable w/d hookups. Main level offers a formal LR w/french doors, bay & picture windows & recessed lights. Formal as well as informal dining areas. Kitchen w/island, pantry, & bay window. A spacious den w/wood stove & patio door to relaxing deck. 3 large bedrooms (2nd room w/private bath), laundry room & full bath. Unique study closets w/cabinets & counters in two of the main floor bedrms. Basement w/FR, bonus room & ample storage. Additional highlights include well for house & yard, central vac system, double attached heated garage plus double detached O/S garage. Ideal for horse enthusiasts w/plenty of space; subdividable into two 10-acre tracts.



**47 Mountain View Rd. - \$535,000**

Escape to wide open spaces and breathtaking Montana beauty with this private 40-acre fenced property in the scenic Bull Mountains. 3 Bed, 2 bath, 1130 ft home plus an additional 320 ft. cabin provides extra space for guests or rental potential. Private well feeds into cistern. New furnace and heat pump in 2023. New Roof in 2022. Single attached garage. Fenced pastures, corral and loafing shed make for an ideal horse property. Abundant wildlife for excellent hunting opportunities. Whether you're looking for a horse property, hunting basecamp, homestead, or peaceful country escape, this property delivers the beauty, privacy, and freedom of Montana living at its finest.



**80th & Hesper Lot - \$1,850,000**

133 Acres of opportunity for development on the Northwest corner of 80th & Hesper. No restrictions and outside of zoning so could be commercial or residential.