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Signal Peak Townhomes

Quality custom built townhomes in Northwest Billings. Kitchens boast quartz countertops, s/s appliances, under cabinet lighting, tile backsplash & pantry. LVT flooring in

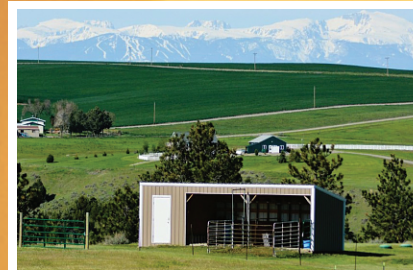
entry/kitchen/dining & living room. Carpeted 2 bedroom units have private baths. 2 x 6 walls with Rockwool demising insulation between units for sound barrier. Each unit has private covered front patio area. Anderson Windows. Hardi Siding. Double attached insulated/sheetrocked garages. HOA Fee of \$205/month includes Lawn, Snow, Water and Exterior Insurance. Available in next phase: 3 Bed/2 Bath Plan B-1293' - \$365,000, 3 Bed/2 Bath Plan C-1212' - \$357,000, 2 bed/2 bath 1165' - \$353,000, 2 Bed/2 Bath 1063' - \$330,000.



**PRICE
REDUCED**

2702 Howard Ave. - \$349,900

4Bed, 2 Bath 1392 Sq Ft. Tri-level home on Westend. This conveniently located updated home sits on a corner lot with alley access. 3 Rooms on upper level w/ full bath. The daylight lower level has large 4th bedroom which could be used as a family room plus an office/laundry room and full bath with tile walk-in shower. Updated kitchen includes countertops, sink, appliances and cabinets w/ soft close cabinets & drawers. New flooring in kitchen, dining area, and living room. Dining area w/patio door leads to fenced back yard w/above ground swimming pool. New roof! Newer siding, windows & A/C. Rinnai tankless hot water heater. Double detached garage.



6818 South Fork Rd - \$450,000

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.



UNDER CONTRACT

110 Wineridge Cir - \$499,900

Welcome Home! Great floor plan in this 5 Bed, 3 Bath home offering 2588 Sq. Ft. on a .72 acre lot. Enjoy comfort in the living room with a vaulted ceiling and ceiling fan. The kitchen has soft close cabinets/drawers, recessed lights

and pantry. The dining area also has recessed lighting and opens to the backyard through a patio door. Main floor laundry. Master bedroom features ceiling fan, private bath and walk-in closet w/window. Two additional main floor bedrooms share a full bath making this home ideal for families or guests. Basement Family Room w/recessed lighting has a barn door to 4th bedroom perfect for use as a craft room, home gym, or bonus room. You'll also find a 5th Bedroom and 3rd full bath in the lower level. The triple attached garage is insulated and sheet rocked. RV parking plus plug-in. \$700/yr HOA for irrigation water.



3514 S. 60th St. W. - \$1,250,000

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.



80th and 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.

UNDER CONTRACT:

**6314 Decker | 6316 Decker | 2010 Central
 22 Twin Pines Loop | 2417 Arvin Ln
 3823 Dylan Dr | 1702 Anna's Garden
 6385 Signal Peak | 6391 Signal Peak
 6395 Signal Peak | 2619 Yellowstone Ave**

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