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Professional Photos & Video Tours, Professional Staging, Professional Cleaning

**OPEN SUN w/Kaitlynn 11:30-1:00**



**4012 Cambridge Dr. - \$319,900**

Updated 4-bedroom, 2-bath split-entry home offering 1,686 sq. ft. of comfortable, bright living spaces. The upper level features a spacious living room, kitchen, dining area, two bedrooms, and a full bath. The daylight basement includes a family room, two additional bedrooms, a full bath, and laundry area. Recent updates include all new flooring throughout, new interior paint, new light fixtures & a new roof. Plenty of storage with several storage and linen closets. Enjoy the convenience of a heated detached double garage with a new door and opener.



**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.



**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.

**UNDER  
CONTRACT**

**6389 Signal Peak Townhome • 41 Ave B**