

BERKSHIRE HATHAWAY | **FLOBERG REAL ESTATE**
HOMESERVICES

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406-254-1550 | 1550 POLY DRIVE | BILLINGS, MONTANA | WWW.BHHSFLOBERGRE.COM

BERKSHIRE HATHAWAY
HOMESERVICES

FLOBERG REAL ESTATE

MERRY CHRISTMAS & HAPPY NEW YEAR!



\$1,175,000 | MLS# 346035

1327 SHINNECOCK PL • BILLINGS, MT

Experience luxury living w/this modern-rustic home featuring a spacious open floor plan w/16ft ceilings, stunning 20ft kitchen waterfall island, steel beams, radiant floor heating, accent lighting, & breathtaking views. Enjoy spacious bedrooms, an office, a primary ste, & a 35x40ft oversized garage w/bonus room. Community amenities include a pool, fitness center, basketball, & pickleball courts. Direct access to parks, walking paths, & schools. Don't miss out!

MELISSA UTLEY 406-861-7663



\$625,000 | MLS# 348604

1400 POLY DRIVE APT 7CD • BILLINGS, MT

This 2,656 sqft 2 bds, 2 bth, condo is in a secure building w/2 elevators & offering 1 lvl living. Located near the downtown medical corridor w/shopping nearby. 2 Enclosed lanais w/ views. Other amenities include a swimming pool, hot tub, exercise area & a community room w/kitch. Building has 2 rental stes for guests & company. Two indoor covered parking spaces w/extra storage area included. Only one dog, under 25lbs allowed. Fantastic views!

MYLES EGAN 406-855-0008



\$425,000 | MLS# 349543

430 WIGWAM TRAIL • BILLINGS, MT

Welcome to 430 Wigwam Trail! This 4-bd, 3-bth home in Alkali Creek feats a spacious floor plan w/hardwood floors, skylights, & a f/p. Enjoy a lg kitchen, private patios, & a beautifully landscaped bkyd. Lower lvl w/extra bd, bth, & 3-car gar. Don't miss out!

MELISSA UTLEY 406-861-7663



\$399,500 | MLS# 348851

1223 HARVARD AVE • BILLINGS, MT

Welcome to this wonderfully well cared for ranch style home in the heart of the college streets & close to the hospital corridors. This charming home boasts 2 bds, 1 full bth & an electric f/p on the main floor, & 1 bds, 1 full bths & a wood burning stove on the lower lvl. It's all about gar space galore here w/a 2 car oversized gar w/shop space & built-ins, gar heater, plus a single car (or boat) gar w/back alley access (2 gates) & a concrete parking pad! Brand new roof w/new patio roof. UGSP & Rainbird drip system for flowerbeds. New electrical panel. Samsung washer & dryer convey.

JUDY SHELHAMER 406-850-3623



\$389,500 | MLS# 349548

2323 SUNNYVIEW LANE • BILLINGS, MT

Vacant, show anytime! Main floor newly painted. New carpet main floor hallways & all 3 beds plus family room downstairs. Dry bar downstairs. Pool table stays. Fenced yard w/2 sheds. Main floor utilities & downstairs. 12,760 sqft lot. Zoning: N-2 Mid Century Neighborhood.

MYLES EGAN 406-855-0008



\$130,000 | MLS# 348079

704 6TH ST E • CULBERTSON, MT

1.103 ac lot set up for RV/Motor Home Park- Current license - new curb & gutter- 2022. Perfect for hunting season (on edge of town - dogs welcome) harvest season, & seasonal camping. 15 hook-ups w/water, sewer, & power.

JOANN CALLAHAN 406-671-5671



Merry Christmas Et Happy New Year!
FROM
RHONDA GRIMM
406-661-7186



\$55,000 | MLS# 349393

4116 BUCHANAN AVE • BILLINGS, MT

Vacant interior city lot, starter or investment opportunity. Newer single family, and existing multi-family homes in the area. Near downtown, convenient to schools, & city services.

RHONDA GRIMM 406-661-7186



Merry Christmas Et Happy New Year!
FROM
BEN SMITH
406-861-8310