

from our house to yours, we wish you a very Merry Christmas!



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GIVE US A CALL! 406-655-4343 OR TOLL FREE 1-888-655-4343



3684 BANFF AVENUE - BILLINGS, MT -

Spacious and light-filled, this home offers plenty of room to grow. The open-plan living area features new paint, plank flooring, vaulted ceilings, & a patio door leading to the back deck. The white kitchen boasts ample cupboard space, a pantry, & farmhouse sink, w/all stainless-steel appliances included. Choose from a master ste on either lvl—the upper master has its own private deck access. The lower lvl offers a family room w/new plank flooring, egress windows, a den, & a stunning bath w/a jacuzzi tub, walk-in shower, & double vanities. The fully fenced backyard includes a large, newer Trex deck perfect for gatherings or morning coffee. This home has been loved & it shows. \$435,000 - MLS#350014



2929 US HIGHWAY 312 - BILLINGS, MT -

Lots of improvements here... Bring your horses, goats, chickens, etc. No covenants or restrictions! Acreage can be subdivided down to 3 acre parcels (Zoned RR3). Irrigation shares. Great well. Also features an artesian spring for part of the year. This home needs updating still, but it is fully functional and clean to live in while you make it your own. GFA heat source to house, plus a wood burner in living room. Large, detached shop w/200amp service & auto door. 3 RV hookups. Fridge, stove, washer/dryer are all new. Acreage produces hay. Property has Highway Frontage just outside the city limits, which is perfect for a commercial set up too. Only NW side is fenced. Property allows for more than one home here, or build your own farm or recreational investment property? So much potential here. Appraisal on file. \$495,000 - MLS#347471



Sending you Peace, Love, & Joy this Holiday Season!



Jeannette Busony
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1832 THREE BARS TRL - BILLINGS, MT



One of the finest Rural/Residential properties to come along in Billings in a long time. Situated on 1.537 Ac it provides never ending views. **Property Has Been Meticulously Cared For.** Landscaped yd/UGSP. Premier Location just 20 minutes from downtown. 4-5 bds & 3 bths. 2 larger family rooms in bsmt. New gas stove in bsmt. Daylight windows w/walk out to bkyd. 2 wells on property. New Generac generator/Newer Pella windows in upper lvl. Hot water heat/Central Air. Newer concrete pads & flat space. Home built in 1982 by Walt Hill. All buildings are heated. Septic system has been maintained regularly. Oversized 2 car garage w/workshop. Barn w/room for equipment and/or parking. \$698,500 - MLS#349665

1115 YALE AVE - BILLINGS, MT

Single-lvl home w/converted gar for an extra bd or craft room. Parking for about 4 vehicles off Rimrock Road. Rear unit, previously rented for \$900/month, has a living room, kitchen, bth w/washer/dryer hookups & a lg bd. The home needs interior & exterior maintenance, including bth remodels. Great opportunity for value enhancement through improvements. The home inc an added bd, kitchen, living room & bth, previously rented. No Property Disclosure available as the seller hasn't lived there recently. \$315,000 - MLS#346079



Wishing you a Magical & Blissful Holiday!

LET ME ASSIST YOU. CALL TODAY!

DENNIS COOK
GRI - CRS - SSR - E-PRO
406-698-9103

