

**5503 KERR DRIVE • HELENA, MT**



**\$455,000 • MLS# 30035827**

Charming 4 bed, 2 bath, 1,942 SF, 1-story single-family home on a .591 acre corner lot. Inviting living room, cozy up to fireplace & enjoy a movie with the built-in Theater. Kitchen delights w/ convenient galley style layout & storage. Det oversized 36x24 two-car garage/shop, ample parking plus convenient side RV entrance. Add'l storage, shed & whimsical playhouse, equipped w/ power & TV. Expansive backyard beckons you to create your own outdoor oasis while enjoying the patio for grilling & gathering. Well-maintained home, move-in ready. The perfect blend of comfort and convenience. **SCHEDULE A VIEWING TODAY TO EXPERIENCE ITS WARMTH AND CHARM FIRSTHAND!**



**EXIT** *Tanya Griffith*  
CALL OR TEXT ME TODAY **406-461-4036**  
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# COVER FEATURES

— CUSTOM-BUILT HOME — NESTLED IN THE HEART OF MONTANA —

**25 SENTINEL TRAIL • JEFFERSON CITY, MT**  
5 BED • 3 BATH • 3,647 SF • 2.37 ACRES • MLS#30037992 • \$989,000



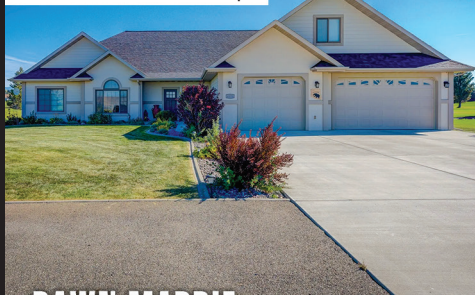
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- **CUSTOM-BUILT HOME:** 3,647 SF of meticulously designed spacious living space in heart of Montana perfect for relaxation and entertaining.
- **GOURMET KITCHEN:** High-end finishes, modern appliances, abundant cabinetry
- **OPEN-CONCEPT LIVING:** Cozy living area w/ wood fireplace
- **OUTDOOR VIEWS:** Stunning mountain & wildlife views, w/ priv covered patio, ready for hot tub.
- **OUTDOOR ADVENTURE:** Next to public land, thousands of miles of scenic trails for hiking, biking, hunting, and wildlife watching.
- **3-CAR GARAGE:** Ample space for vehicles, etc
- **PRIME LOCATION:** 20 mins to Helena, serene, country lifestyle w/ access to city amenities.

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**4175 Fox Hollow Drive • Helena, MT**

3 Bed • 2.5 Bath • 2,704 sq ft



This beautiful home sits on the west side of Fox Ridge Golf Course. The home itself offers an open main living area with gorgeous hardwood floors, a stone gas fireplace, granite countertops, and stainless steel appliances. Two beds and a full bath on the north side of the house with the master suite separate on the SW corner of the house. Large master suite with a walk out back patio. The master bath offers a large jetted soaking tub, walk-in tile shower, and plenty of storage. The garage is fully finished with separate storage room inside. Call today for your personal showing.

**DAWN MARRIE**  
406-439-8616

**BIG SKY BROKERS**

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406-431-9573  
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Merry Christmas!  
And a happy New Year!



**4085 SUNSET RIDGE DR - HELENA, MT**



Wake up to incredible views of Canyon Ferry Lake from this custom built Log home in the highly sought after Canyon Ferry Crossing Subdivision. This fully furnished home provides main lvl living & includes a Great Room w/expansive windows that bring the outside in. Cozy up to the beautiful gas f/p while enjoying the views. The rest of the main lvl includes a lg kitchen, primary ste w/a lg en-suite bth, another full bth, & laundry area. The upper lvl has a spacious loft that is perfect for a reading area or home office. The loft overlooks the Great Room below & also offers incredible view of the lake. Two bds & a full bth complete the upstairs. The lower lvl offers a walkout bsmt, a very lg family room w/a small kitchen area, a 4th bd & another bth. The lg, oversized 2 car gar has an add'l workshop area. **\$899,000 - MLS#30028129**

**5275 RIVERVIEW DR - HELENA, MT**



Your family and guests will enjoy the beautiful state of the art stainless steel pool, hot tub, bocchia ball court, golf putting green, tiki bar, horseshoe pit, and an expansive lawn. The Ting is a private gated estate on 20 acres overlooking Hauser Lake. The property consists of two luxurious residents joined by a breezeway, making this the perfect property for multi-generations or co-owners. The 3650 sq. ft. main house has three bedrooms, an impressive great room with a wall of windows, chef's kitchen, library, theater room, and office. The 3760 sq. ft. guest house has two en-suite bedrooms, a spacious great room with floor to ceiling windows to capture the view, large kitchen, sunroom in the tower, sauna, well-equipped home gym, and art studio. The beautiful, colorful gardens and waterfall invite you outdoors. Large patios and deck areas are perfect for entertaining and outdoor dining. Home is being sold furnished. Guest house is currently a short-term rental. **\$4,850,000 - MLS#392700**

**TRACT O-1A SCRATCHGRAVEL DR - HELENA, MT**  
**PRICE REDUCED!**



Zoned Suburban Residential Mixed Use, this 2.33 acre lot has potential for commercial and/or residential use. Conveniently located on the corner of Green Meadow & Scratchgravel Drives. Electricity & natural gas are already on-site, ensuring a seamless building process. Enjoy the best of both worlds – peaceful countryside living w/town amenities just a short drive away. Don't miss out on this rare opportunity. **\$275,000 - MLS#30016545**

**2 MIDDLE LOOP - CLANCY, MT**



Spectacular views of the Elkhorn Mountains from one of the last remaining vacant lots in the highly sought-after Forest Park Estates in Clancy, MT. This corner lot is ready for you to build your dream home. Electricity & natural gas are available in the subdivision. Community Water is available through the Forest Park Water Users Association. **\$194,000 - MLS#30026169**