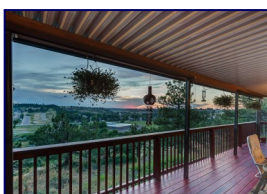


# HOUSE FOR SALE

**638 Tabriz Drive | Billings | MT | 59105**



Totally updated throughout! This exquisite home, on a rim lot with views, features a living room with hardwood floors, wood fireplace, vaulted ceiling, views, patio door to deck, a kitchen with all appliances, tile floor, dining area, slider to deck, and a utility room on the main level. On the upper level there are 2 bedrooms, a bath, loft, and the master with a walk-in closet, patio door to deck, and a bath. There is a family room with a gas fireplace & slider to deck, a bedroom, bath, & workshop in the basement. Extras include an oversized double attached garage, beautiful decks, hot tub, humidifier, 25,577 sq. ft. rim lot with underground sprinkling & VIEWS!

- Two-Story
- 4 Bedrooms
- 3.5 Bathrooms
- 3,072 sq. ft.—Buyer to verify!
- Built in 1983
- Ovs Double Attached Garage
- 25,577 sq. ft. lot (0.59 Acre)
- MLS #275317

## COMMITMENT THAT DELIVERS!

Information herein deemed reliable, however, is not guaranteed. The sale offering is made subject to errors, omissions, change of price and prior sale and withdrawal without notice in accordance with the law. This property is offered without respect to race, color, creed, national origin or familial status.



**PATTI DUNDAS**

## Landmark Realtors

**1925 Grand Avenue,  
Suite 144  
Billings, MT 59102**

Phone: 406-248-3101  
Mobile: 406-698-2366  
Fax: 406-248-1633  
E-mail:  
[Patti@MontanaProperty.com](mailto:Patti@MontanaProperty.com)



Certified  
Residential Specialist  
The Proven Path To Success



**\$379,000**

# 638 TABRIZ DRIVE



Main Floor: 1,092 sq. ft.

- Living room ~ hardwood floor, wood fireplace, vaulted ceiling, ceiling fan, views
- Dining room ~ tile, slider to deck
- Kitchen ~ tile floor, all appliances included
- Utility room / Half bath ~ tile floor, cabinets

Upper Level: 888 sq. ft.

- Master ~ hardwood floors, walk-in closet, bath with double vanity, slider to deck, views
- Second & third bedrooms ~ hardwood floors
- Full bath
- Loft ~ hardwood floor, vaulted ceiling, skylight

Basement: 1,092 sq. ft., walk-out

- Family room ~ carpet, gas fireplace, slider to deck
- Fourth bedroom ~ carpet, closet / Full bath
- Other room ~ carpet, 220 hookup, storage

Additional Features:

- Gas forced air heat / Central air / Humidifier
- Water / Sewer ~ public
- Decks / Covered patio / Hot tub
- Oversized double attached garage
- Lot size ~ 25,577 sq. ft. (0.59 Acres) ~ landscaped, underground sprinkling, low maintenance drip system
- Taxes ~ \$3,362
- Schools ~ Alkali Creek, Castle Rock, Skyview
- Subdivision ~ Sahara Sands

