



LANDMARK
— REALTORS® —

HOUSE FOR SALE

940 North 31st Street | Billings | MT | 59101



MIKE ORMSBY
406-698-0363

Landmark Realtors

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

Phone: 406-248-3101

Fax: 406-248-1633

E-mail:

Mike@MontanaProperty.com

Website:

MontanaProperty.com

Gorgeous Craftsman-style Bungalow in the desirable North Elevation Historic District near Harper & Madison, Hospital Corridor, Pioneer Park, and Downtown. Central air, gas heat, new 30-year shingle roof in 2015. New exterior paint in 2012. Well for underground sprinkling system. Historic home built in 1920 was moved in 1960 to make room for the Children's Clinic, so foundation is newer. Basement was completely renovated in 2008. Original hardwood floors throughout the main and second floors.

- Two-Story, Bungalow
- 6 Bedrooms
- 3 Bathrooms
- 3,120 sq. ft.—Buyer to verify!
- Built in 1920
- Double Detached Garage
- Lot Size: 7,000 Sq. Ft.—0.16 Acre
- MLS #286048

\$317,500

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.

940 N 31ST STREET



Main Floor: 1,140 sq. ft.

- Living room ~ hardwood floors
- Kitchen ~ all appliances included, vinyl
- Dining room ~ hardwood floors
- Bedroom / Bathroom

Upper Level: 840 sq. ft.

- Three bedrooms ~ hardwood floors
- Bathroom

Basement: 1,140 sq. ft. ~ Completely renovated in 2008.

- Family room
- Two bedrooms ~ carpet
- Bathroom

Additional Features:

- Gas forced air / Central air / Security system
- Water / Sewer ~ public
- Double detached garage
- Patio / Front porch / Garden
- Lot size ~ 7,000 sq. ft.—0.16 acre, fenced, well for underground sprinkling , alley
- Taxes ~ \$3,197
- Schools ~ McKinley, Lewis & Clark, Senior High
- Subdivision ~ North Elevation

