



LANDMARK
— REALTORS® —

HOUSE FOR SALE

1318 Cook Avenue | Billings | MT | 59102



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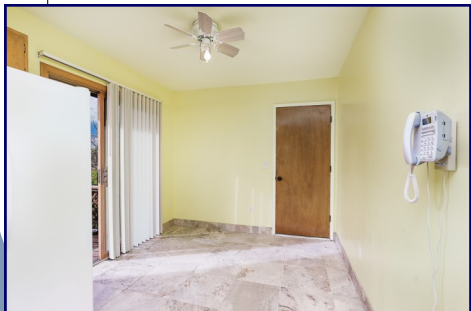
This wonderful home has been well taken care of. It is a 3 bedroom, 2 bath home that is centrally located in Billings. There's lots of day light in both the main level and basement. Large basement laundry area. The front and backyard provide plenty of room to play/entertain and they are watered by underground sprinklers from the well with water rights. The large redwood deck is right off the kitchen providing a nice area to eat or relax in the morning and evenings. There is a new garage door opener, new front door, new water heater, and a newer air conditioning unit.

- Split-Entry
- 3 Bedrooms
- 2 Bathrooms
- 1,632 sq. ft.—Buyer to verify!
- Built in 1970
- Double Attached Garage
- Lot Size: 7,025 Sq. Ft.—0.16 Acre
- MLS #291241

\$187,500

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.

1318 COOK AVENUE



Main Floor: 816 sq. ft.

- Family room ~ carpet
- Kitchen ~ tile, appliances, slider to deck
- Two Bedrooms ~ carpet
- Full bath

Basement: 816 sq. ft.

- Family room ~ carpet
- Bedroom ~ carpet
- Full bath
- Large laundry area ~ washer & dryer

Additional Features:

- Gas forced air—Electric radiant / Central air - newer air conditioning unit
- Humidifier
- Water ~ public, domestic well
- Sewer ~ public—new water heater
- Double attached garage ~ new opener
- New front door
- Large redwood deck
- Lot size ~ 7,025 sq. ft.—0.16 acre, fenced, underground sprinkling, well/yard, alley, garden
- Taxes ~ \$1,826
- Schools ~ Miles Avenue, Lewis & Clark, West
- Subdivision ~ Normandy Addition

