



**LANDMARK**  
— REALTORS® —

# HOUSE FOR SALE

**5817 Arrowleaf Trail | Billings | MT | 59106**



Located in the Trails West Subdivision, this home has a very open & spacious floor plan that is great for entertaining or family gatherings. The upper level has 3 bedrooms & 2 baths. The master has a walk-in closet and bath with a double vanity. The lower level has a family room, a bedroom & bath. Extras include a double attached garage, covered patio, front porch, and a 6,030 sq. ft. interior lot with fenced backyard and underground sprinkling.

- Tri-Level
- 4 Bedroom
- 3 Bathroom
- 2,186 sq. ft.—Buyer to verify!
- Built in 2012
- Double Attached Garage
- Lot Size: 6,030 sq. ft.—0.14 acre
- MLS #302874

**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.**



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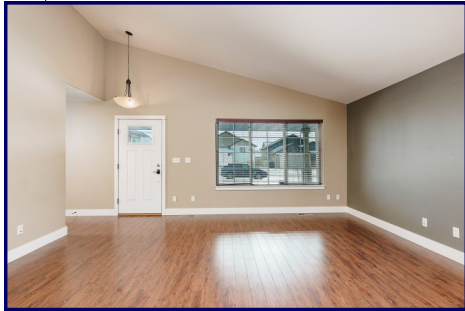


Certified  
Residential Specialist  
The Proven Path To Success



**\$302,500**

# 5817 ARROWLEAF TRAIL



Main Level: 1,402 sq. ft.

- Living room ~ wood laminate flooring
- Kitchen ~ all appliances, wood laminate flooring, island, eating area, lighting, patio door

Upper Level:

- Master ~ carpet, walk-in closet, bath
- Two bedrooms ~ carpet
- Full bath

Lower Level: 784 sq. ft., daylight

- Family room ~ carpet
- Bedroom ~ carpet
- Full bath / Utility room ~ closet, vinyl floor, 220 hookup

Additional Features:

- Gas forced air heat / Central air
- Water / Sewer ~ public
- Covered patio / Front Porch / Double attached garage
- Lot size ~ 6,030 sq. ft.—0.14 acre, fenced backyard, underground sprinkling
- Taxes ~ \$3,011
- HOA Fees ~ \$120/year ~ Covers maintenance on the walking trails, two entryway parks, and the retention basin.
- Schools ~ Meadowlark, Ben Steele, West
- Subdivision ~ Trails West

