

# HOME FOR SALE

3441 Poly Drive #10 | Billings | MT | 59102



SCOTT GROSSKOPF

Landmark of Billings, Inc.

1925 Grand Avenue, Ste. 144  
Billings, MT 59102  
Office - 406.248.3101  
Fax - 406.248.1633

Cell—406.861.4558

E-mail:

Scott@MontanaRanches.com

Websites:

MontanaProperty.com

MontanaRanches.com

Co-listed with:

Mike Ormsby

406-698-0363



Updated townhouse in high demand northwest Billings. Close to schools, shopping, and medical. The main floor has 2 bedrooms, 2 baths, living room with gas stove, kitchen with granite counters & tile floor, and a dining area. In the basement, there is a family room, a bedroom, bath, and the utility room. Extras include a double attached garage, underground sprinkling, mature landscaping, deck, a new roof in 2016 and a water heater in 2017. HOA Fees cover exterior maintenance, lawn, snow, water, & insurance.

- Ranch
- 2,832 Sq. Ft. ~ Buyer to verify!
- 3 Bedrooms
- 3 Baths
- Built in 1981
- Double Attached Garage
- Lot Size: Planned Unit Development
- MLS #280340



**\$255,400**

**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.**

# 3441 POLY DRIVE #10



Main Floor: 1,416 sq. ft.

- Living room ~ carpet, gas stove
- Kitchen ~ custom, all appliances, granite counters, tile
- Dining room ~ carpet, patio door
- Master ~ carpet, bath with tile shower, walk-in closet
- Bedroom ~ hardwood floor
- Bathroom ~ tile floor



Basement: 1,426 sq. ft.

- Family room ~ carpet
- Bedroom ~ carpet
- Bathroom
- Utility room ~ vinyl, sink, 220 hook-up

Additional Features:

- Double attached garage
- Gas forced air heat / Central air / Humidifier
- Water / Sewer ~ public
- Trex deck
- Underground sprinkling / well lawn
- Taxes ~ \$1,946      HOA Fees ~ \$185
- Schools ~ Arrowhead, Will James, West
- Subdivision ~ Sunshine West

