

# HomePath<sup>®</sup>.com

by Fannie Mae

2719 Troon Circle | Billings | MT | 59101



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Rancher, on a cul-de-sac, with a walk-out lower level in Briarwood! The main floor has 2 bedrooms & 2 baths along with the laundry/mud room, the kitchen with an island & eating area & a living room with a gas fireplace. The full basement has 1 bedroom, 1 bath, walk-out family room and a home theatre/bonus room. There is a deck off the dining area with a door off the master suite. The property backs up to a pond on the golf course. Extras include central vac, ugsp (condition unknown) and a fenced in side yard.

- Ranch
- 3,168 Sq. Ft. ~ Buyer to verify!
- 3 Bedrooms
- 3 Bathrooms
- Built in 1996
- Double Attached Garage
- Lot Size: 14,465 sq. ft. (0.33 Acre)
- ML # 277400



**\$239,900**

**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.**

# 2719 TROON CIRCLE



Main Floor: 1,592 sq. ft.

- Living room ~ gas fireplace, carpet
- Kitchen ~ laminate, Hickory cabinets, eating area, island, slider to deck
- Master ~ carpet, walk-in closet, bath, French doors to deck
- Second bedroom ~ carpet
- Full bath
- Laundry / mud room ~ tile, sink, Hickory cabinets,



Lower Level: 1,576 sq. ft. ~ walk-out

- Family room ~ carpet, French doors
- Third bedroom / bathroom
- Home theatre ~ carpet
- Bonus ~ carpet



Additional Features:

- Double attached garage
- Gas force air heat / Central air
- Water / Sewer ~ public
- Deck
- Lot Size ~ 14,465 sq. ft. (0.33 acres), golf course, fenced side yard, underground sprinkling (condition unknown)
- Taxes ~ \$2,700
- Schools ~ Blue Creek, Riverside, Senior High
- Subdivision ~ Briarwood
- This is a Fannie Mae HomePath Property.

