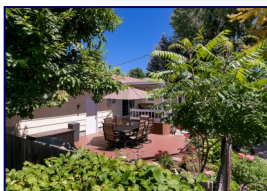


# HOUSE FOR SALE

**3120 Georgina Drive | Billings | MT | 59102**



This well maintained rancher features 3 bedrooms & 2 baths on the main floor and a non-egress bedroom & bath in the basement. The spacious living room has a gas fireplace, the kitchen has a newer tile backsplash, all appliances, tile floor, and the three main floor bedrooms have hardwood floors. There is a family room with a wood stove in the finished basement. Extras include a newer furnace, a/c, water heater, & roof, a trex deck with a covered upper portion, a heated & finished 16'x26' workshop, an over-sized double attached garage with a new garage door, and a 11,900 sq. ft. landscaped lot with a fenced backyard and underground sprinkling.

- Rancher
- 4 Bedrooms
- 3 Bathrooms
- 2,760 sq. ft.—Buyer to verify!
- Built in 1977
- Double Attached Garage / Shop
- 11,900 sq. ft. lot (0.27 Acre)
- MLS #286741

**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



**\$289,900**

# 3120 GEORGINA DRIVE



Main Level: 1,380 sq. ft.

- Formal living room ~ gas fireplace, carpet
- Kitchen ~ newer tile backsplash, tile floor, pantry, all appliances, eating area
- Master ~ hardwood floor, bath
- Second & Third bedrooms ~ hardwood floors

Basement: 1,380 sq. ft.

- Family room ~ carpet, wood stove
- Fourth bedroom ~ carpet, non-egress
- Bath / Utility room ~ closet, large, vinyl

Additional Features:

- Gas forced air heat / Central air ~ newer furnace & a/c unit
- Water / Sewer ~ public / Newer water heater
- Some new interior paint ~ removed Popcorn ceiling main floor bedrooms / & hallway
- Double attached garage ~ fully insulated garage ceiling/attic, new garage door
- Trex deck ~ upper portion covered / New roof in 2018
- 16'x26' work shop ~ heated & finished
- Lot size ~ 11,900 sq. ft., well maintained landscaping, fenced backyard, underground sprinkling
- Taxes ~ \$2,651
- Schools ~ Big Sky, Ben Steele, West
- Subdivision ~ Lampman

