



**LANDMARK**  
— REALTORS® —

# HOUSE FOR SALE

**1204 Hawthorne Lane # A & B | Billings | MT | 59105**



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Looking for a place to call home and still have some income. The main house is a 3 bedroom, 2 bath home with a double attached garage that sits off of Hawthorne Lane. The house next to it has 2 bedrooms, 2 baths with an attached garage to the upper level. The daylight basement has 2 bedrooms, 1 bath, living room and kitchen. The bottom level is accessed from the upper level or close/lock this door and access from the outside entry. The second home has a detached garage and a fenced side and backyard. This property has a lot to offer.

- Multi-Family—2 Homes
- Unit 1: 3 Beds, 2 Baths, 1,400 sq. ft.
- Unit 2: 2 Beds, 2 Baths, 1,280 sq. ft.
- Unit 3: 2 Beds, 1 Bath, 1,280 sq. ft.
- Built in 2000
- Detached Garage
- Lot Size: 11,314 sq. ft. (0.26 acre)
- MLS #290955

**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.**



Certified  
Residential Specialist  
The Proven Path To Success



**\$263,400**

# 1204 HAWTHORNE LN



## Unit 1: 1,400 sq. ft. (Main House)

- # of Rooms: 6
- Living room
- Kitchen ~ oven range, refrigerator, dishwasher
- 3 Bedrooms
- 2 Bathrooms
- Double attached garage

## Unit 2: 1,280 sq. ft. (Second house—upper level)

- # of Rooms: 6
- Living room
- Kitchen ~ dishwasher, oven range
- 2 Bedrooms
- 2 Bathrooms
- Attached garage

## Unit 3: 1,280 sq. ft. (Daylight basement—outside entry)

- # of Rooms: 6
- Living room
- Kitchen ~ oven range, dishwasher
- 2 Bedrooms
- 1 Bathroom
- Parking ~ driveway

## Additional Features:

- Gas forced air heat / Water—Sewer ~ public
- Lot Size: 11,314 sq. ft. (0.26 acre) fenced
- Taxes ~ \$3,606
- Schools ~ Bitterroot, Medicine Crow, Skyview
- Subdivision ~ Fritz