



LANDMARK
— REALTORS® —

HOUSE FOR SALE

1276 Topanga Avenue | Billings | MT | 59105



This 3 bedroom, 2 bath ranch-style home has vaulted ceilings in the living area, a nice open kitchen with a pantry and recessed lighting and a spacious dining area with a slider to the patio. The master has recessed lighting, tray ceiling, bath, and a ceiling fan. Extras include a double attached garage, 9,284 sq. ft. lot, fenced backyard, and there is room to expand in the unfinished basement.

- Ranch
- 3 Bedrooms
- 2 Bathrooms
- 2,808 sq. ft.—Buyer to verify!
- Built in 2016
- Double Attached Garage
- 9,284 sq. ft. lot (0.21 Acre)
- MLS #291291

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.



PATTI DUNDAS
406-698-2366

Landmark Realtors

**1925 Grand Avenue,
Suite 144**

Phone: 406-248-3101
Fax: 406-248-1633
E-mail:
Patti@MontanaProperty.com

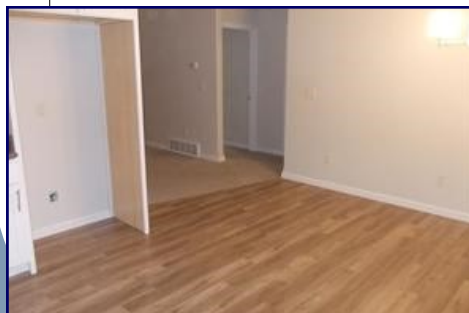
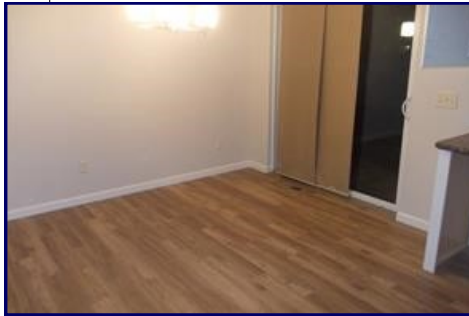


Certified
Residential Specialist
The Proven Path To Success



\$246,500

1276 TOPANGA AVE.



Main Level: 1,395 sq. ft.

- Living room ~ carpet, vaulted ceiling
- Kitchen ~ laminate, pantry, recessed lighting, slider to patio, eating area
- Dining room ~ laminate, chandelier, vaulted ceiling
- Master ~ carpet, tray ceiling, ceiling fan, bath
- Second & Third bedrooms ~ carpet
- Full bath
- Utility room ~ vinyl

Basement: 1,413 sq. ft., room to expand in the unfinished basement

Additional Features:

- Gas forced air heat / Central air
- Water / Sewer ~ public
- Double attached garage
- Patio
- Lot size ~ 9,284 sq. ft., 0.21 acre ~ landscaped, fenced
- Taxes ~ \$2,615
- Schools ~ Eagle Cliffs, Castle Rock, Skyview
- Subdivision ~ High Sierra
- Co-listed with Mike Ormsby 406-698-0363

