

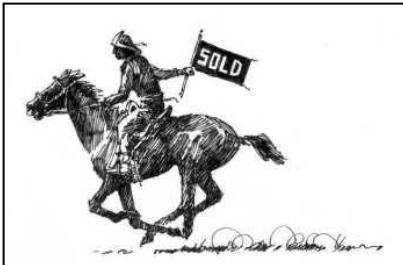
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# ***1650 INVERNESS DRIVE UNIT #7***

***Billings, Montana 59105***

**[www.MontanaProperty.com](http://www.MontanaProperty.com)**

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**For additional details, contact:**

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## **Meticulously Cared For Townhome!**

**1650 Inverness Drive, Unit #7  
Billings, MT 59105**

**Two-story, 2,363 Sq. Ft.  
Year Built - 2010**

## Main Level:

### Kitchen:

- ◆ Corian counter-tops
- ◆ Counter eating area
- ◆ Gas oven and cook top
- ◆ New refrigerator in 2018
- ◆ Walk-in pantry with a small fridge
- ◆ Sink equipped with RO drinking water faucet
- ◆ Fantastic lighting throughout

### Dining Area:

- ◆ Slider to patio and private fenced yard
- ◆ All window treatments convey

### Living Room:

- ◆ Gas fireplace
- ◆ Carpet

### Half bath





Double attached garage with so much storage—custom built platform utilizing all the space.

Upper Level:

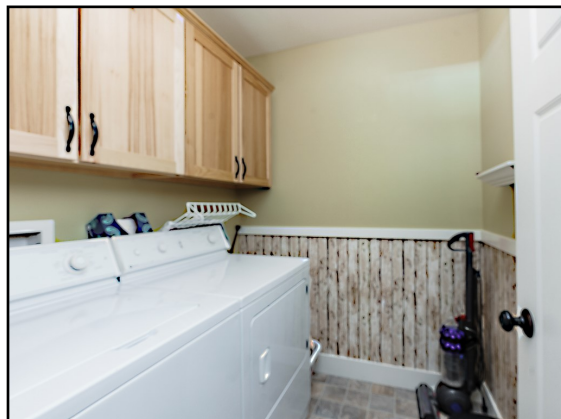
Master:

- ♦ Large master suite
- ♦ Walk-in closet with light and window
- ♦ Bath—double vanity

Second & Third Bedrooms: lighted ceiling fans, carpet

Guest bath

Utility Room with cabinets, washer & dryer



## Basement:

Family Room—a large custom built Rustic Finish room with sound proofing, surround sound system, gas fireplace, and custom lighting to display all your treasures.

Full Rustic Charm Bathroom

Storage Area: finished with light

Mechanical Room with plenty of storage and a furnace with humidifier.  
RO System for even better drinking water. (Leased)

HOA Fees: \$175 per month

Covers:

- Water—inside & out
- Garbage
- Sewer
- Lawn maintenance
- Snow removal
- Exterior yard and building
- Exterior maintenance and insurance

Utilities: Gas—\$26.00 (9 month average)      Electric—\$43.00 (9 month average)





**TAXES:** \$2,308 for 2018.

**PRICE:** \$224,900

**TERMS:** Cash to seller.

**BROKER COMMENTS:** Meticulously cared for townhome with custom features throughout! The main level has the living room, kitchen, dining area, and a half bath, the upper level has a spacious master suite, 2 bedrooms, full guest bath, utility room and the basement has a sound proof, surround sound, Custom, Rustic finished family room with a gas fireplace, and a full rustic bath. Quiet location near all the conveniences and Golf!



**NOTICE:** The information contained herein has been supplied by the owner to LANDMARK REALTORS and/or compiled by LANDMARK REALTORS from other sources believed to be reliable. All information contained herein is not guaranteed to be accurate, and the reader of this brochure should independently verify all such information, particularly the number of acres involved, the classifications of those acres, carrying capacity, estimates of production or yields, water rights, etc.