



**LANDMARK**  
— REALTORS® —

# HOUSE FOR SALE

**1106 Cortez Avenue | Billings | MT | 59105**



Beautiful 4-bedroom, 3 bath family home with a 3 car garage! Large kitchen with breakfast bar and soft close cabinets. Gas fireplaces in both the living room and family room. Media room in the basement for movie nights is plumbed for a sink and mini bar! New fencing in the back yard provides privacy in the mature backyard. Large deck located conveniently off the kitchen sliding door and also a side sitting area off the garage. Both the deck and sitting area are wired with 220 for your hot tub or work area behind the 3rd car garage. New roof.

- Four-Level
- 4 Bedrooms
- 3 Bathrooms
- 2,304 sq. ft.—Buyer to verify!
- Built in 2005
- Triple Attached Garage
- Lot Size: 8,712 Sq. Ft.—0.20 Acre
- MLS #297348



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**\$289,900**

**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.**

# 1106 CORTEZ AVENUE



Main Floor: 1,156 sq. ft.

- Living room ~ gas fireplace, vaulted ceiling, ceiling fan, wood laminate

Upper Level:

- Kitchen ~ breakfast bar, soft close cabinets, vaulted ceiling, recessed lighting, eating area, patio door to deck, appliances
- Master ~ bath, walk-in closet, carpet
- Bedrooms ~ carpet
- Full bath

Lower Level:

- Family room ~ recessed lighting, gas fireplace, built-ins, carpet
- Two bedrooms ~ carpet, egress
- Full bath / Utility room

Basement: 1,148 sq. ft.

- Media room ~ carpet, egress, recessed lighting, plumbed for sink/mini bar

Additional Features:

- Gas forced air / Central air / Water / Sewer ~ public
- Triple attached garage ~ opener, RV & additional parking
- Deck / Patio ~ wired with 220 for hot tub
- New roof
- Lot size ~ 8,712 sq. ft.—0.20 acre, fenced, underground sprinkling, storage shed
- Taxes ~ \$2,706
- Schools ~ Eagle Cliffs, Castle Rock, Skyview
- Subdivision ~ High Sierra

