



LANDMARK
— REALTORS® —

HOUSE FOR SALE

3450 Dunlop Avenue | Billings | MT | 59106



Beautiful Patio home located in Augusta Ranch! The main floor has 2 bedrooms, 2 baths, utility room, an open concept living room with a gas fireplace, a Cherry kitchen with granite counters and the dining area has a patio door to the covered patio. The full basement has a family room, 3 bedrooms (egress), and a bath. The HOA Fee includes exterior maintenance, insurance, lawn, and snow removal.

- Patio—Rancher
- 5 Bedrooms
- 3 Bathrooms
- 2,978 sq. ft.—Buyer to verify!
- Built in 2007
- Double Attached Garage
- HOA Fee: \$215
- MLS #294685

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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\$299,900

3450 DUNLOP AVE.



Main Level: 1,489 sq. ft.

- Living room ~ gas fireplace, ceiling fan, carpet
- Kitchen ~ granite counters, tile floor, appliances, eating area, door to covered patio
- Master ~ bath, carpet
- Second bedroom ~ carpet
- Utility room ~ vinyl floor, 220 hook-up, cupboards
- Full bath

Basement: 1,489 sq. ft.

- Family room ~ carpet
- Third, Fourth & Fifth bedrooms ~ carpet, egress
- Full bath

Additional Features:

- Gas forced air heat / Central air
- Water / Sewer ~ public
- Double attached garage
- Covered Patio
- Lot size ~ 0.00 sq. ft., underground sprinkling
- Taxes ~ \$3,470
- HOA Fee ~ \$215
- Schools ~ Boulder, Ben Steele, West
- Subdivision ~ Cordierra Patio Homes

