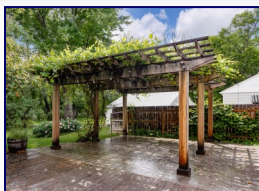


HOUSE FOR SALE

1106 1/2 Poly Drive | Billings | MT | 59102



Secluded, Private, Tranquil, Views! If you were not looking for this home, you would never know it was there. There are two bedrooms with hardwood floors and a full bath on the main level and a spacious suite with lots of storage, sitting area, and bath on the upper level with views of the backyard. The one car garage has been made into an exercise room with gas heat and can be turned back into a garage. There is also a two car carport with lights in it for ease of parking. The yard is beautifully landscaped, there is room for a garden, and it is watered from the ditch with a well pump. Seller has never lived in the home and it is being sold as is.

- Other Style
- 3 Bedrooms
- 2 Bathrooms
- 1,942 sq. ft.—Buyer to verify!
- Built in 1949
- Oversized Two Car Carport
- Lot Size: 19,166 sq. ft.—0.44 Acre
- MLS #298106

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
Billings, MT 59102**

Phone: 406.248.3101
Fax: 406.248.1633
E-mail:
Patti@MontanaProperty.com



Certified
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\$269,900

1106 1/2 POLY DRIVE



Main Level: 1,289 sq. ft.

- Living room ~ hardwood floors
- Family room ~ gas fireplace, carpet, ceiling fan
- Kitchen ~ appliances, eating area, vinyl floor, patio door
- Two bedrooms ~ hardwood floors, ceiling fan in one bedroom
- Full bath

Upper Level: 437 sq. ft.

- Bedroom ~ suite, sitting area, bath, vaulted ceiling, closet, carpet, Views

Basement: 216 sq. ft.

- Utility room ~ unfinished

Additional Features:

- Gas forced air heat / Cooling—attic fan
- Water / Sewer ~ public
- One car garage ~ converted to exercise room with gas heat, can be turned back into a garage
- Oversized two car carport ~ lights in it for parking.
- Additional parking
- Covered patio / Pergola
- Lot size ~ 19,166 sq. ft.—0.44 acres, landscaped, trees, secluded, underground sprinkling (water from the ditch—hooked up to a well pump for watering)
- Taxes ~ \$2,760
- Schools ~ Highland, Lewis & Clark, Senior High

