



\$950,000

## BILLINGS, MT, 59106

<https://billingsrealtybrokers.com>

SUNNY COVE FRUIT FARMS, S31, T01 N, R25 E, Lot 25 Rare opportunity to acquire nearly 10 acres in a prime West End location with strong future development potential. Surrounded by commercial growth and near city services, this property offers excellent potential for annexation and redevelopment (buyer to verify). City water is available at the [...]

- 4 beds
- 2.00 baths
- Residential W/Land
- Residential
- Active
- 2240 sq ft

## Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Area:** 2240 sq ft

**Year built:** 1997, Existing

**Baths Full:** 2

**Type:** Residential W/Land

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

**Lot size:** 423839 sq ft

**Zone:** Rural Residential 3

**County Or Parish:** Yellowstone



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## Building Details

**Basement Finish:** None

**Other Structures:** Loafing Shed, Shed

**Garage Description:** Attached

**Exterior material:** Colorlok, Cultured Stone

**Sq Ft Basement:** 0 sq ft

**Number of Levels:** 1

**Basement:** Crawl

**Roof:** Asphalt, Shingle

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## Amenities & Features

**Sewer:** Septic Tank

**Style:** Ranch

**Heating:** Gas Forced Air, Propane

**Features:** Ditch Rights, Fenced, Gas Fireplace, Irrigation Water, Laundry, Storage, Underground Sprinkler

**Cooling:** Central

**Tot Fireplaces:** 1

**Exterior Features:** Garden, Patio, Under Ground Sprinkler

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## Miscellaneous

**Restrictions:** See Deed

**Showing Instructions:** Appointment Needed, Broker Bay, Lock Box, See Remarks

**Parcel Number:** D04655

**Possession:** At Closing

**Subdivision:** Sunny Cove Fruit Farms

**List Office Name:** ERA American Real Estate

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## Nearby Schools

**Junior High School:** Ben Steele

**Elementary School:** Meadowlark

**High School:** West



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## Fees and Taxes

**Tot Taxes:** \$5,200

