



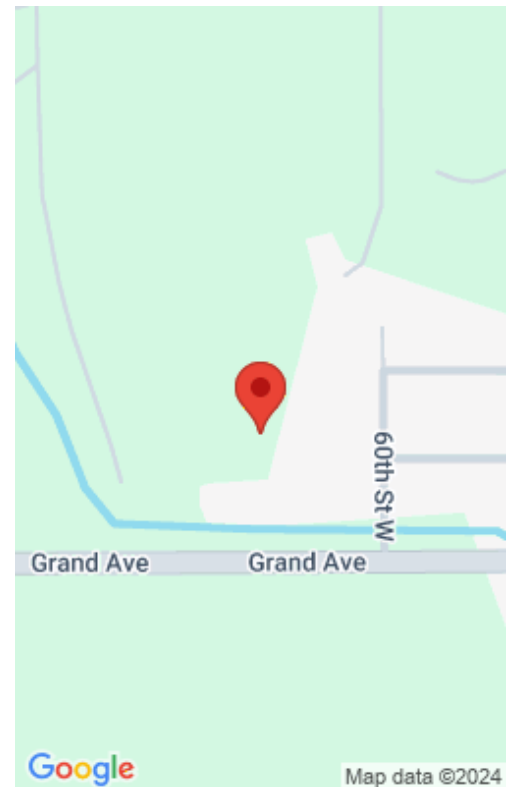
\$1,100,000

## BILLINGS, MT, 59106

<https://billingsrealtybrokers.com>

SUNNYCOVE FRUIT FARMS, S31, T01 N, R25 E, Lot 122 Discover the perfect canvas for your next residential project with this nearly 10-acre parcel located on Grand Avenue in Billings, Montana. Nestled in the highly sought-after Westend, this expansive property offers unparalleled potential for developers seeking to create a premier residential community. Details at [Buy406RealEstate.com](http://Buy406RealEstate.com) [...]

- 3 beds
- 1.10 bath
- Residential W/Land
- Residential
- Active
- 3070 sq ft



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## Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 1.10 bath

**Area:** 3070 sq ft

**Year built:** 1961, Existing

**Baths Full:** 1

**DOM:** 1

**Type:** Residential W/Land

**Bedrooms:** 3 beds

**Half baths:** 1, 1 half bath

**Lot size:** 406850 sq ft

**Zone:** Rural Residential 3

**County Or Parish:** Yellowstone

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## Building Details

**Basement Finish:** None

**Color:** Green

**Number of Levels:** 2

**Basement:** Full Basement

**Roof:** Metal

**Sq Ft Basement:** 1580 sq ft

**Other Structures:** Barn,RV Storage

**Garage Description:** Attached

**Exterior material:** Wood

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## Amenities & Features

**Sewer:** Available

**Style:** Ranch

**Cooling:** None

**Heating:** Gas Hot Water,Natural Gas

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## Miscellaneous



**Restrictions:** See Deed

**Virtual Tour Link:**

<https://www.propertypanorama.com/instaview/bmt/346807>

**Possession:** At Closing

**Showing Instructions:** Appointment Needed

**Subdivision:** SUNNY  
COVE FRUIT FARMS

**Parcel Number:** D04693

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

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## Nearby Schools

**Junior High School:** Ben Steele

**High School:** West

**Elementary School:** Meadowlark

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## Fees and Taxes

**Tot Taxes:** \$1,400

