



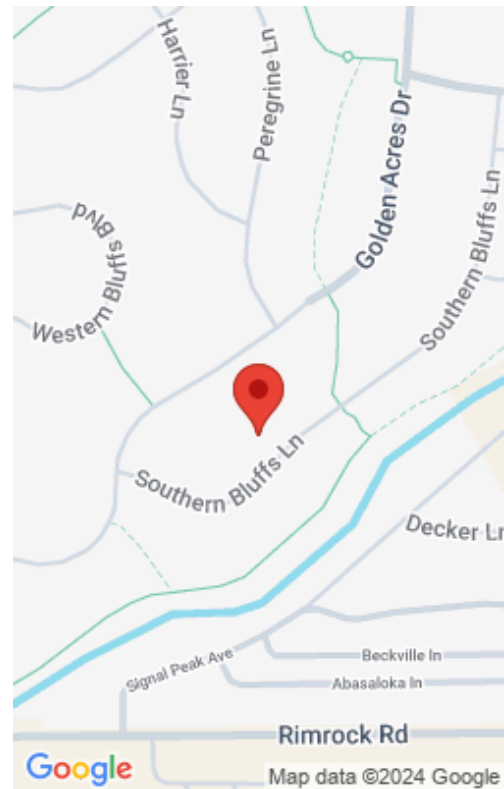
\$472,500

## BILLINGS, MT, 59106

<https://billingsrealtybrokers.com>

6415 AND 6417 SOUTHERN BLUFFS TOWNHOMES (20), S25, T01 N, R24 E, UNIT 6415, 50% COMMON AREA INTEREST, LOC @ LT 3 BLK 2, FALCON RIDGE ESTATES SUB 2ND Welcome to 6415 Southern Bluffs Lane, a beautifully designed 4-bedroom, 3-bathroom townhome in the Falcon Ridge Subdivision, located on the vibrant West End of Billings. This [...]

- 4 beds
- 3.00 baths
- Townhouse
- Residential
- Active
- 2952 sq ft



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## Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Area:** 2952 sq ft

**Year built:** 2019, Existing

**Baths Full:** 3

**DOM:** 29

**Type:** Townhouse

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

**Lot size:** 6055 sq ft

**Zone:** Mixed Residential 2

**County Or Parish:** Yellowstone

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## Building Details

**Basement Finish:** 90%

**Color:** Blue

**Garage Description:** Attached

**Exterior material:** Masonite

**Sq Ft Basement:** 1476 sq ft

**Number of Levels:** 2

**Basement:** Full Basement

**Roof:** Asphalt, Shingle

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## Amenities & Features

**Sewer:** Public

**Style:** Ranch

**Heating:** Gas Forced Air

**Features:** Fenced, Gas Fireplace

**Cooling:** Central

**Tot Fireplaces:** 1

**Exterior Features:** Patio

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## Miscellaneous



**Restrictions:** See Deed

**Virtual Tour Link:**

<https://my.matterport.com/show/?m=ASv3bmfn11x>

**Possession:** At Closing

**Showing Instructions:** Call Agent, See Remarks, Text Agent

**Subdivision:** Falcon Ridge  
Estate Sub 2nd

**Parcel Number:** A35156A

**List Office Name:** Engel &  
Voelkers

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## Nearby Schools

**Junior High School:** Ben Steele

**High School:** West

**Elementary School:** Boulder

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## Fees and Taxes

**Tot Taxes:** \$3,950

**HOA Fees Month:** \$10

