



\$1,175,000

## BILLINGS, MT, 59106

<https://billingsrealtybrokers.com>

THE NINES SUB(19), S17, T01 S, R25 E, BLOCK 4, Lot 32 Indulge in luxury living in The Nines! Bring your family & friends to experience a unique blend of modern-rustic finishes in this spacious, open floor plan. Take in 16ft ceilings, 20ft kitchen waterfall island centerpiece, steel beams, exposed spiral ducting, radiant floor heat, [...]

- 5 beds
- 4.10 baths
- Single Family
- Residential
- Active
- 3938 sq ft

## Basics



**Category:** Residential  
**Status:** Active  
**Bathrooms:** 4.10 baths  
**Area:** 3938 sq ft  
**Year built:** 2024, New  
**Baths Full:** 4  
**DOM:** 225

**Type:** Single Family  
**Bedrooms:** 5 beds  
**Half baths:** 1, 1 half bath  
**Lot size:** 27050 sq ft  
**Zone:** Rural Residential 1  
**County Or Parish:** Yellowstone

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## Building Details

**Sq Ft Basement:** 0 sq ft  
**Number of Levels:** 1  
**Basement:** None  
**Roof:** Metal

**Color:** Black  
**Garage Description:** Attached, Oversized  
**Exterior material:** Metal

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## Amenities & Features

**Sewer:** Septic Tank  
**Style:** Ranch

**Heating:** Gas Forced Air, Gas Radiant  
**Features:** Additional Parking, Garage Opener, Laundry, W/D Hookups

**Cooling:** Central  
**Interior Features:** 220 Volt, Ceiling Fan, Pantry  
**Exterior Features:** Covered Patio, Deck

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## Miscellaneous

**Restrictions:** See Deed  
**Possession:** At Closing  
**Subdivision:** The Nines Subdivision  
**List Office Name:** Berkshire Hathaway HS Floberg

**Virtual Tour Link:** <https://bit.ly/1327Shinnecock360Tour>  
**Showing Instructions:** Appointment Needed, Vacant  
**Parcel Number:** C17681  
**HOA Included:** Other, Snow



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## Nearby Schools

**Junior High School:** Elder Grove

**Elementary School:** Elder Grove

**High School:** West

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## Fees and Taxes

**Tot Taxes:** \$5,579

**HOA Fees Month:** \$100

