



MOST COMMON QUESTIONS REGARDING THIS LISTING

1303 WILDERNESS DR
BILLINGS, MT 59106

Property Feature

PROPERTY DETAILS

Beds:	4 bedrooms (4 upper level)
Bathrooms:	2 full baths (2 upper level), 1 half bath (main level)
Heating:	Gas Forced Air
Cooling:	Central
Water Source:	Public
Sewer:	City
Garage:	3 / Attached, Oversized
Appliances:	Oven Range, Refrigerator, Dishwasher, Microwave, Garbage Disposal
Underground Sprinklers:	Yes
Fenced:	Yes
Alley Access:	No
Hot tub:	N/A

ADDITIONAL INFORMATION

Are there Homeowner Association dues?	\$160/yr (Snow removal for walking paths and maintains landscaping at community entrances)
What are the utilities?	Gas - \$50 (MDU), Water - \$65, Electricity - \$100 (Yellowstone), Sewer - \$65, Garbage - \$65
Is there anything that would typically stay with the property that you would like to reserve?	No
Are there any items that would typically go with you, you would like to negotiate to stay?	No
What type of internet do you have?	Spectrum
Does the home have audio or video?	Interior and exterior audio/visual security system
Do you currently have a Builder's or Third-party Warranty on the property?	No
Has your property been a rental?	No
Is there a Water Softener?	None
Is there a warranty on the roof?	No
Are there any leased equipment on the property?	No
Do you have pets?	Yes
Anything else we should know?	The garage has a large workbench that stays. Washer & dryer do not convey. The security system remains (costing \$31.47/mo). The furnace is in the crawlspace. Windstorm-damaged shingles will be replaced.
Have you done any updates to the home since you bought it?	Paint the master bedroom

APPROXIMATE AGE OF APPLIANCES

Oven Range:	-	Disposal:	-
Refrigerator:	-	Furnace:	15 years
Dishwasher:	-	Hot Water Heater:	15 years
Microwave:	-	Roof:	15 years



KITCHEN



LIVING AREA



BEDROOM



BACKYARD

WHAT SELLERS LOVE ABOUT THEIR HOME?

"The seller appreciates the location, convenient access to nearby amenities, and the overall neighborhood setting."



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*All information is believed to be correct and accurate, however it is the buyer and the buyer's agent's responsibility to verify all information found on this sheet and to complete their own due diligence.