

# *Sonny Todd Real Estate*

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*116 E Yellowstone Ave.*

*Big Timber, Montana*

*\$299,000.*

Beautiful home on the Yellowstone River. 5 beds/3 baths, large fenced yard, fruit trees, raised bed gardens. Magnificent views of the river and the Crazy Mountains. Easy river access for swimming, boating or rock hounding. Rural feel yet on 3 blocks to downtown. 7 blocks to school. Upgrades in 2006 include, radiant floor heat, new windows, roof, tile bathrooms. Sunny porches and deck. Includes insulated and heated shop and 2 car garage with apartment.

*Mary Ann Duffey*  
*(406) 930-6607*





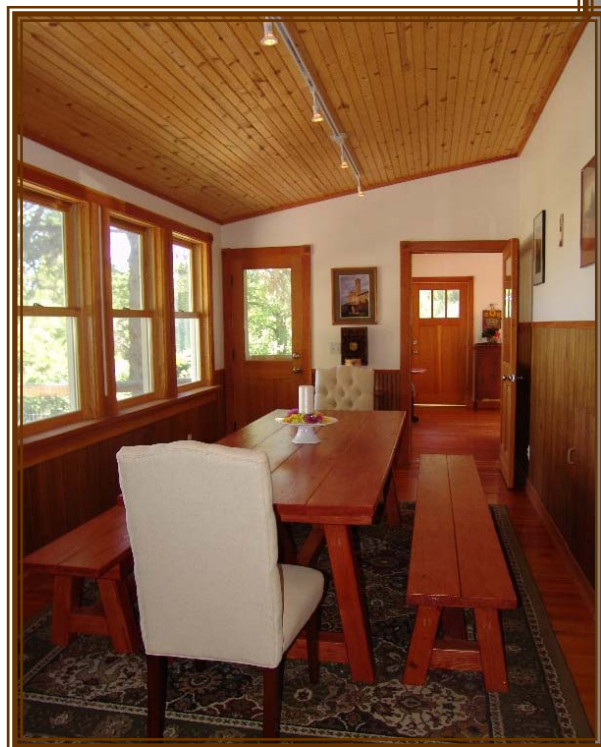
**DESCRIPTION:**

**Lot;**  
33,640 sq. ft.

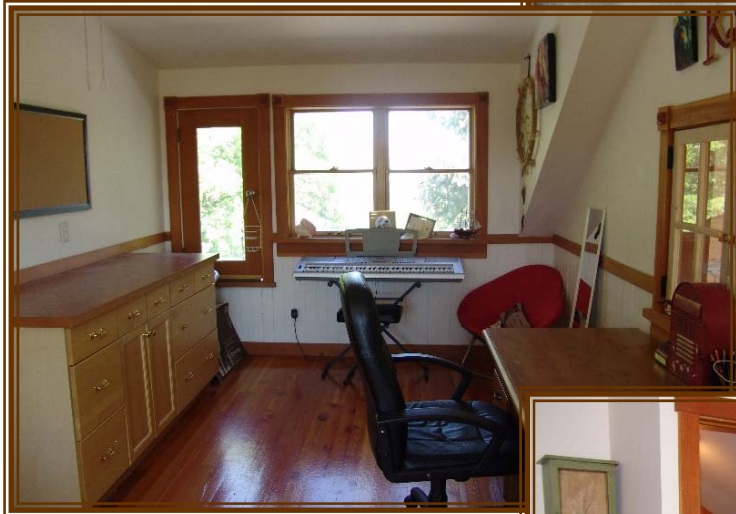
**Home:** 5BR/3BA

**Elevation:**  
4,300-4,500 ft.

**Taxes:** \$1,723.







This property is close to all the recreational attributes which make Montana famous. It is also within close proximity to the Hub of Montana, Billings, yet far enough away to still have the Montana ambience of "The Best Last Place".



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