

ML# 314892



CUSTOM



VIEWS



SPACIOUS

Welcome to

4541 HUNTINGTON HILLS

www.4541huntingtonhills.com

RB
Realty Billings

AMBER UHREN

406.670.1942

BROKER- OWNER

RealtyBillings.com
ListWithAmber.com



MAIN FLOOR LIVING



- ✓ 21' HIGH CEILINGS
- ✓ CONCRETE FLOORING WITH IN-FLOOR HEATING
- ✓ SOAP STONE WOOD STOVE
- ✓ VIEWS
- ✓ CEILING FANS
- ✓ OPEN CONCEPT
- ✓ ALL NEW INTERIOR & EXTERIOR PAINT
- ✓ WALK-OUT
- ✓ FLOOR TO CEILING WINDOWS



MAIN FLOOR LIVING



NEW KITCHEN



- ✓ GRANITE COUNTERS (AZUL)
- ✓ NEW THERMADOR APPLIANCES
- ✓ GAS STOVE
- ✓ UNDERCOUNTER BEER FRIDGE
- ✓ CUSTOM CABINETS
- ✓ CUSTOM TILE BACKSPLASH
- ✓ LARGE WATERFALL ISLAND
- ✓ FULL SIZE WINE FRIDGE
- ✓ COPPER SINKS
- ✓ POT FILLER
- ✓ ALL NEW LIGHT FIXTURES
- ✓ LARGE PANTRY



DINING TABLE STAYS- ATTACHED TO FLOOR



MASTER SUITE



- ✓ WALK-OUT PATIO
- ✓ ELECTRIC BLINDS
- ✓ PRIVATE MASTER BATH
- ✓ DUAL CLOSETS
- ✓ LARGE WALK-IN CLOSET
- ✓ SITTING AREA
- ✓ FITS A KING SIZE BED



MASTER BATH



- ✓ UPDATED
- ✓ DOUBLE SINKS
- ✓ CARRARA MARBLE
- ✓ NEW FIXTURES
- ✓ LARGE WALK-IN SHOWER
- ✓ LARGE SOAKING TUB
- ✓ CUSTOM VANITY
- ✓ WALK-OUT WITH VIEWS
- ✓ HEATED TOWEL BAR



MAIN LEVEL



BEDROOM #2

- ✓ CLOSET
- ✓ WALK-OUT
- ✓ NEW LIGHT FIXTURES
- ✓ JACK & JILL BATH

JACK & JILL BATH

- ✓ UPDATED
- ✓ NEW FIXTURES
- ✓ SINGLE VANITY
- ✓ CARRARA MARBLE
- ✓ SHOWER/TUB COMBO
- ✓ ELECTRIC BLINDS



BEDROOM #3

- ✓ JACK & JILL BATH
- ✓ ELECTRIC BLINDS
- ✓ WALK-OUT



MAIN LEVEL



BEDROOM #4

✓ ELECTRIC BLINDS

LAUNDRY

- ✓ CUSTOM CABINETS
- ✓ NEW WASHER/DRYER (STAYS)
- ✓ LARGE SINK WITH STORAGE
- ✓ UPDATED BATHROOM
- ✓ ELECTRIC BLINDS



BATHROOM #3

- ✓ UPDATED
- ✓ WALK-IN SHOWER

UPPER LEVEL



FAMILY ROOM

- ✓ CUSTOM STORAGE
- ✓ SHELVING
- ✓ VIEWS
- ✓ ELECTRIC BLINDS





GARAGE

- ✓ 6 CAR HEATED GARAGE
- ✓ 22' X 28' & 23.5' X 47' (EST 1720 SQ FT)
- ✓ COMPLETELY FINISHED
- ✓ NEW SHELVING / STORAGE
- ✓ NEW INTERIOR PAINT
- ✓ EXTRA PARKING
- ✓ 12' HIGH CEILINGS

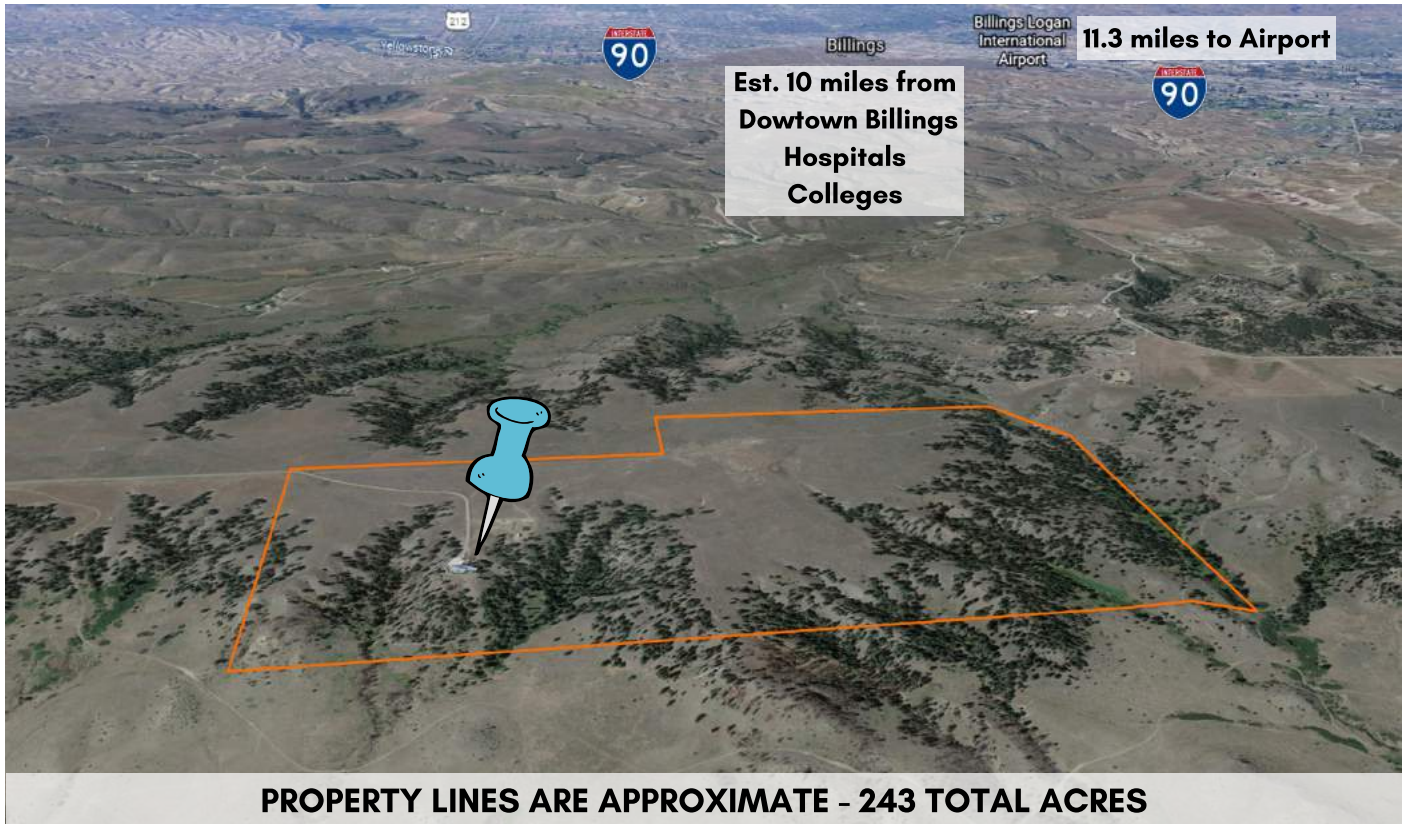








ADDITIONAL DETAILS



- **ELECTRIC:** NORTHWESTERN ENERGY (888.467.2669)
 - AVERAGE COST: HOUSE (\$140-160/MONTH) & WELL PUMP (\$10-\$15/MONTH)
- **PROPANE:** (OWNED) 1,000 GALLON UNDERGROUND TANK -AMERIGAS PROPANE (406.656.3901)
- **GARBAGE:** SHARED DUMPSTER AT ENTRANCE -\$250/ YEAR
 - REPUBLIC SERVICES ARE ABLE TO COME TO HOUSE AND DO A PRIVATE PAY
- **INTERNET:** WISPWEST (406.222.5454) OR TOWER INTERNET (406.702.0022)
- WATER SOURCE - ARTESIAN SPRING WITH WATER RIGHTS THAT FEEDS INTO 3 CISTERN TANKS HOLDING OVER 11,000 GALLONS OF WATER. THERE IS A 3700 GALLON TANK BY THE SPRING AND 2 CISTERN TANKS UP BY THE HOUSE - 3700 GALLON TANK AND 4400 GALLON TANK
- WATER SOFTENER & UV MAX- WATER FILTRATION
- MAIN FLOOR LIVING- ALL 4 BEDROOMS ON MAIN LEVEL- VERY LITTLE STAIRS
- ALL NEW INTERIOR, EXTERIOR PAINT, KITCHEN, APPLIANCES, BATHS, FIXTURES, WINDOW TREATMENTS
- ALL NEW LANDSCAPING FOR BOTH FRONT & BACKYARDS WITH DRIP SYSTEM
- HOT TUB: ACE CLEANSING SYSTEM/SALT WATER (NO CHEMICALS)
- 8000 SQ FT GARDEN: 8' HIGH DEER FENCE, IRRIGATION SYSTEM & POWER, RAISED BEDS, CHICKEN COOP, FRUIT TREES (APPLES, CHERRIES, PLUM, PEACH-SHOULD BE PRODUCING IN 2-3 YEARS)
- NEW 12'X26' GARDEN SHED INSTALLED WITH POWER
- DOGWATCH ELECTRIC DOG FENCE SURROUNDING 5 ACRES
- GATED PROPERTY- CLOSEST NEIGHBOR 1 MILE AWAY- VERY PRIVATE
- PROPERTY COMPLETELY FENCED
- PROPERTY IS 176.1 ACRES WITH ADDITIONAL 66.89 ACRES FOR SALE= TOTAL OF 243 ACRES

4541 HUNTINGTON HILLS



VISIT WWW.4541HUNTINGTONHILLS.COM FOR ADDITIONAL INFORMATION,
PHOTOS, YOUTUBE VIDEO, FLOORPLAN, & 3D VIRTUAL TOUR

