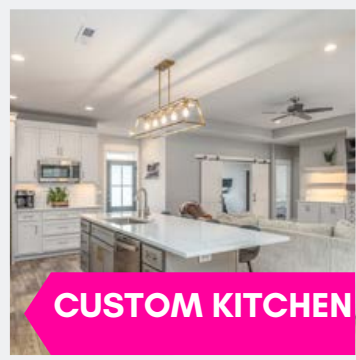
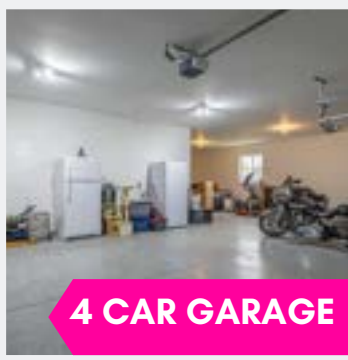


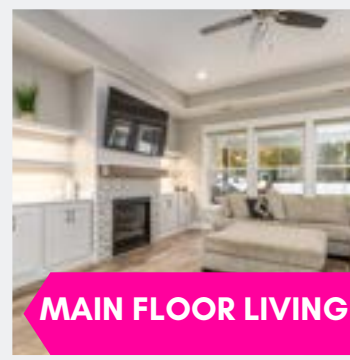
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CUSTOM KITCHEN



4 CAR GARAGE



MAIN FLOOR LIVING

# *Welcome to*

## **270 LIGHT STREAM LN**

[www.270lightstreamln.com](http://www.270lightstreamln.com)



**KIERNEY NIELSEN**

**406.696.4944**

**LICENSED REALTOR**

RealtyBillings.com  
Kierney.RealtyBillings.com



# MAIN FLOOR LIVING

**RB**



- ✓ OPEN CONCEPT
- ✓ 9' CEILINGS THROUGHOUT
- ✓ LVP FLOORING
- ✓ ENTRYWAY/MUD ROOM
- ✓ SPACIOUS LIVING AREA
- ✓ TRAY CEILINGS
- ✓ LOTS OF NATURAL LIGHT & LARGE WINDOWS
- ✓ NEWER CONSTRUCTION, BUILT IN 2022
- ✓ MAIN LEVEL LIVING





# KITCHEN

# RB



- ✓ QUARTZ COUNTERTOPS
- ✓ STAINLESS STEEL APPLIANCES
- ✓ GAS STOVE
- ✓ OVERSIZED ISLAND
- ✓ RECESSED LIGHTING
- ✓ PENDANT LIGHTING
- ✓ LARGE PANTRY
- ✓ OPEN CONCEPT
- ✓ TILE BACKSPLASH
- ✓ SOFT CLOSE CABINETS



SLIDING DOOR TO PATIO + LOTS OF NATURAL LIGHT





# LIVING ROOM

**RB**



# LIVING ROOM

**RB**



- ✓ CEILING FAN
- ✓ LVP FLOORING
- ✓ GAS FIREPLACE
- ✓ BUILT-IN SHELVING & CUPBOARDS
- ✓ LARGE WINDOWS
- ✓ TRAY CEILING
- ✓ RECESSED LIGHTING
- ✓ OPEN LAYOUT
- ✓ CUSTOM SHIPLAP





# MASTER SUITE

**RB**



- ✓ LARGE WALK-IN CLOSET
- ✓ SPACIOUS MASTER SUITE
- ✓ TRAY CEILING
- ✓ CEILING FAN
- ✓ RECESSED LIGHTING
- ✓ CARPET
- ✓ CUSTOM BLINDS

# MASTER BATH



- ✓ DOUBLE SINKS
- ✓ WALK-IN TILED SHOWER
- ✓ TILE FLOORING
- ✓ QUARTZ COUNTERTOPS
- ✓ STORAGE SPACE
- ✓ SHELVING



## LAUNDRY

- ✓ UPPER & LOWER CUSTOM CABINETS
- ✓ SPACIOUS
- ✓ TILE FLOORING
- ✓ MAIN LEVEL
- ✓ SEPARATE ROOM



## BATHROOM #2



- ✓ CABINETS
- ✓ LARGE VANITY
- ✓ LARGE STORAGE CLOSET
- ✓ TILE FLOORING
- ✓ QUARTZ COUNTERTOPS



## BEDROOM #2

- ✓ CLOSET
- ✓ CARPET
- ✓ SPACIOUS
- ✓ CUSTOM BLINDS

## BEDROOM #3

- ✓ CUSTOM BLINDS
- ✓ SPACIOUS
- ✓ CLOSET
- ✓ CARPET



## BEDROOM #4

- ✓ CUSTOM BLINDS
- ✓ CHANDELIER
- ✓ CLOSET
- ✓ CARPET





# 4 CAR GARAGE

**RB**

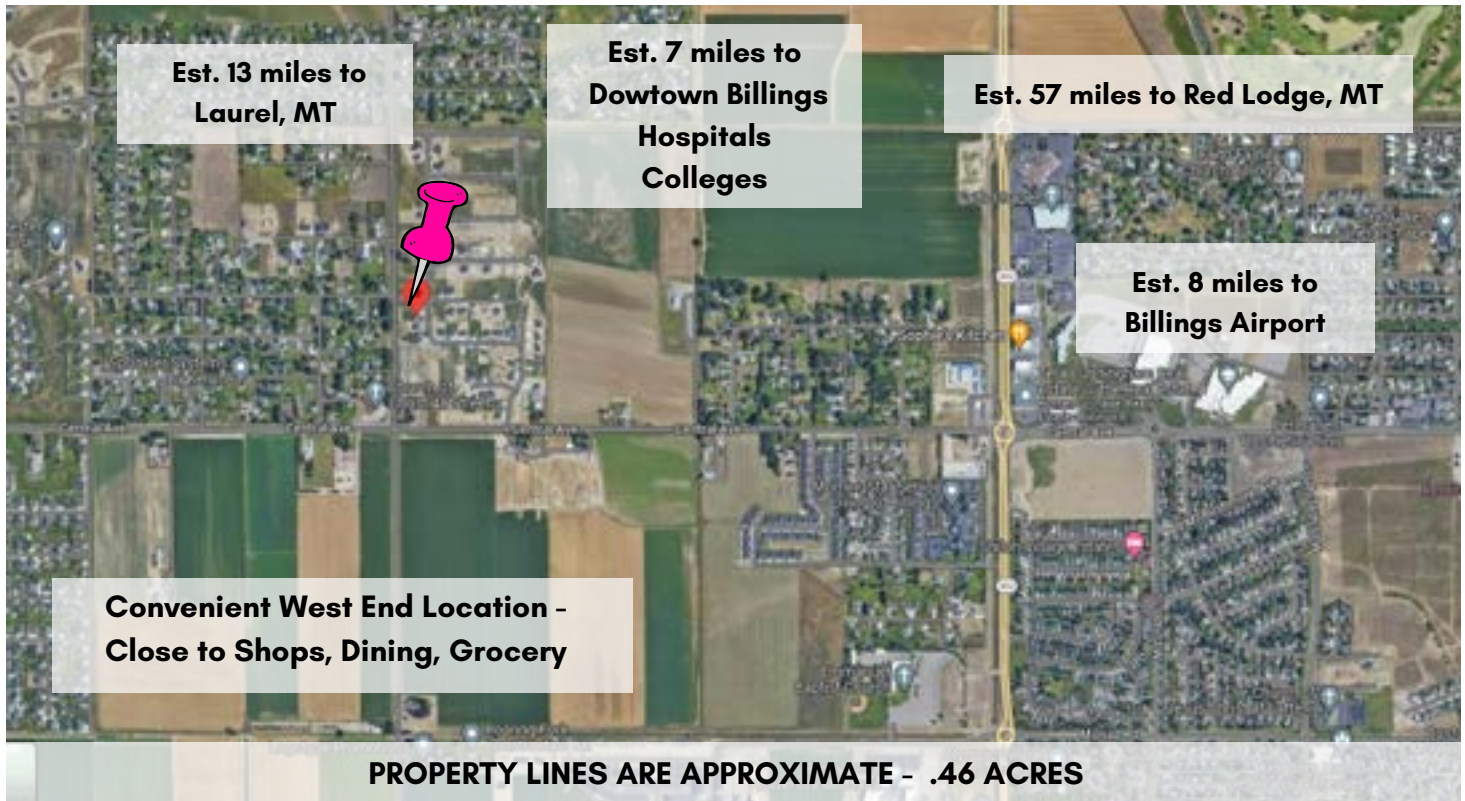


OVERSIZED – FINISHED & INSULATED



- ✓ WIRED & PLUMBED FOR HEATING
- ✓ COMPLETELY FINISHED
- ✓ FULLY INSULATED
- ✓ FINISHED GARAGE FLOOR
- ✓ ROOM FOR SHOP
- ✓ STORAGE SPACE

# LOCATION



SPACIOUS  
YARD -  
JUST UNDER  
1/2 AN ACRE



LANDSCAPED, FENCED, & UGS







**270 LIGHT STREAM LN**

**RB**



**NEW!**

**CUSTOM!**

**NEW!**



Visit [www.270lightstreamln.com](http://www.270lightstreamln.com) for Additional Information, Photos, Youtube Video & 3D Virtual Tour.





# ADDITIONAL DETAILS



- **ELECTRIC:** YELLOWSTONE ENERGY (406-252-3407)
- **NATURAL GAS:** MONTANA DAKOTA UTILITIES (800-638-3278)
- **GARBAGE:** MACKENZIE DISPOSAL (406-259-7047) 2 CANS: \$38/MONTH 1 CAN: \$28/MONTH
- **INTERNET:** SPECTRUM (888-406-7063)
- **CULLIGAN WATER** - \$14/3 MONTHS
- **COMMUNITY WELL** - \$50/MONTH (ALL WATER)
- **SEPTIC MAINTENANCE** - \$47.50
- **HOA** - \$15/MONTH - NEW COMMUNITY PARK COMING SOON!
- GREAT CONDITION - LIKE NEW - BUILT IN 2022
- OVERSIZED 4 CAR GARAGE/SHOP
- MAIN FLOOR LIVING W/ GAS FIREPLACE
- ENTRYWAY/MUDROOM AREA
- BUILT-IN SHELVING & CABINETS IN LIVING AREA
- CUSTOM BLINDS (EST. \$5980)
- FINISHED GARAGE FLOOR
- LARGE WALK-IN PANTRY
- VAULTED TRAY CEILING IN MASTER & LIVING AREA
- DUAL VANITY IN MASTER BATH
- WALK-IN TILED SHOWER IN MASTER BATH
- STAINLESS STEEL APPLIANCES \$ QUARTZ COUNTERTOPS
- OVERSIZED ISLAND W/ STAINLESS STEEL SINK
- LARGE COVERED PATIO
- SPACIOUS LAUNDRY ROOM
- LVP FLOORING IN MAIN LIVING AREAS
- PLAYSET & FIREPIT AREA
- ROCK & BOULDERS ADDED TO LANDSCAPING PACKAGE (EST. \$3800)
- ADDED ADDITIONAL CONCRETE PAD - HOT TUB PAD - (EST. \$3400)
- ADDED CONCRETE TO EXTEND THE COVERED PATIO (EST. \$4100)

# ADDITIONAL DETAILS



- ADDED CULLIGAN WATER TREATMENT SYSTEM (EST. \$399)
- VINYL FENCE (EST. \$18,000)
- COVERED PATIO WITH LIGHTING
- 200 SQ. FT. STORAGE AREA ABOVE GARAGE
- JUST UNDER 1/2 AN ACRE
- OUTDOOR FENCE LIGHTING
- GARAGE PLUMBED & WIRED FOR HEAT
- GARAGE FINISHED & INSULATED
- JUST UNDER 2 MILES TO BRAND NEW ALBERTSON'S GROCERY STORE
- UNDER 5 MINUTE DRIVE TO SHILOH COMMONS SHOPPING AREA & DINING
- JUST UNDER 4 MILES TO NEW COSTCO
- JUST 8 MILES TO BILLINGS INTERNATIONAL AIRPORT

