

5211 Golden Hollow Rd

Special Showing Instructions & Property Info

Showing Instructions:

1. 2 hour notice needed. No showing until after 10am
2. Please do not lock the garage door

Offer Instructions:

1. Please allow 24 hours
2. Sellers do not want to close sooner than July 1st
3. Title Company: First Montana Title Co; Dave Deming

Reason for Selling:

Relocating

Utilities:

Water: Billings Public Works Water - 406-657-8315 (*Within \$200 HOA Fee*)

Gas: Montana-Dakota Utilities Gas - 800-638-3278 (*Avg \$30-\$35/Month*)

Electric: Northwestern Energy Electric and Gas - 888-467-2669 (*Avg \$4.20/Month*)

Property Information:

Mailbox Info: Community Mailbox with keys

Garage/Parking: 2 Car Attached Garage with access in alley

Garbage Day: Thursday

Security System: Hardware removed- does not stay

HOA Information:

How much: \$200 Monthly

What it Covers: Lawn, Snow, Water both inside and outside, Exterior Maintenance, Trash

HOA Contact Info: Tailwind Management(406) 657-0500 Took over in 2024 Annual meeting to be held on June 3rd, 2025 Will provide meeting minutes as soon as received.

Community Garden info: Owned by City of Billings, managed by volunteers. There is a well for watering, a porta potty and tools. Plots are: 20x20 \$60, 10x20\$45, and 10x10 \$30, and raised 3x6 bed \$25 - all plots are rented by the season. The only thing a person needs to bring is their plants and any "favorite" tools of their own. Contact person for the garden is Cynthia Jesse (406) 208-6422

Solar Panel Information:

Installed with Yellowball Roofing and Solar

They stay with the house. See Solar Panel Addendum.

Sellers will pay off the contract at closing \$26,651

Average electric bill: \$4.20

Stay/Go List:

1. Pergola/Sun Shade - STAY
2. Refrigerator - STAY
3. Range- STAY
4. Dishwasher - STAY
5. Solar Panels - STAY
6. Murphy Bed- STAY
7. Gazebo- GOES
8. Kiln and pottery wheel- GOES
9. Simpli Safe alarm system - GOES

Other Important Information:

- Willing to negotiate the washer and dryer, faux fireplace mantle and kitchen island.
- Backyard is artificial turf