

ML# 340826



OPEN LAYOUT



PANTRY



BARN

# Welcome to

## 5310 STATON DR

[www.5310StatonDr.com](http://www.5310StatonDr.com)



**AMBER UHREN**

406.670.1942

**BROKER/OWNER**

[RealtyBillings.com](http://RealtyBillings.com)  
[ListWithAmber.com](http://ListWithAmber.com)



# 5310 STATON DR



- ✓ VIEWS
- ✓ LANDSCAPED & FENCED
- ✓ LARGE COVERED PATIO
- ✓ UNDERGROUND SPRINKLERS
- ✓ LARGE GARDEN
- ✓ PIZZA OVEN
- ✓ MAIN LEVEL LIVING



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- ☒ SOLID SURFACE COUNTERTOPS
- ☒ CUSTOM
- ☒ OVERSIZED ISLAND
- ☒ RECESSED LIGHTING
- ☒ STAINLESS STEEL APPLIANCES
- ☒ BEVERAGE NOOK
- ☒ OPEN LAYOUT
- ☒ VAULTED CEILINGS

# MAIN LEVEL

# PANTRY



- ✓ OVERSIZED 7' X 15'
- ✓ CUSTOM
- ✓ EXTRA SHELVING AND STORAGE
- ✓ CAN FIT AN EXTRA FRIDGE/FREEZER
- ✓ EXTRA COUNTER SPACE
- ✓ UPRIGHT FREEZER CAN STAY



# MAIN LEVEL

## LIVING ROOM



- ✓ 17' VAULTED CEILINGS
- ✓ GAS FIREPLACE
- ✓ PATIO DOOR
- ✓ RECESSED LIGHTING
- ✓ SPACIOUS
- ✓ OPEN CONCEPT
- ✓ PERFECT FOR ENTERTAINING



## MAIN LEVEL



### LAUNDRY ROOM

- ✓ MAIN LEVEL LAUNDRY
- ✓ CABINETS/SHELVES
- ✓ UNDER COUNTER STORAGE
- ✓ EXTRA COUNTER SPACE FOR FOLDING



### HOBBY ROOM

- ✓ CABINETS AND SHELVES
- ✓ UNDER COUNTER STORAGE
- ✓ EXTRA COUNTER SPACE

## MASTER SUITE



- ✓ CEILING FAN
- ✓ HIS & HER CUSTOM WALK-IN CLOSETS
- ✓ CARPET
- ✓ MASTER BATH ATTACHED
- ✓ SPACIOUS



## MASTER BATH



### BUILT IN VANITY AREA



- ☒ LARGE DOUBLE VANITY
- ☒ FARMHOUSE SINK
- ☒ SPACIOUS
- ☒ TOILET CLOSET
- ☒ WALK IN SHOWER
- ☒ EXTRA STORAGE

# MAIN LEVEL

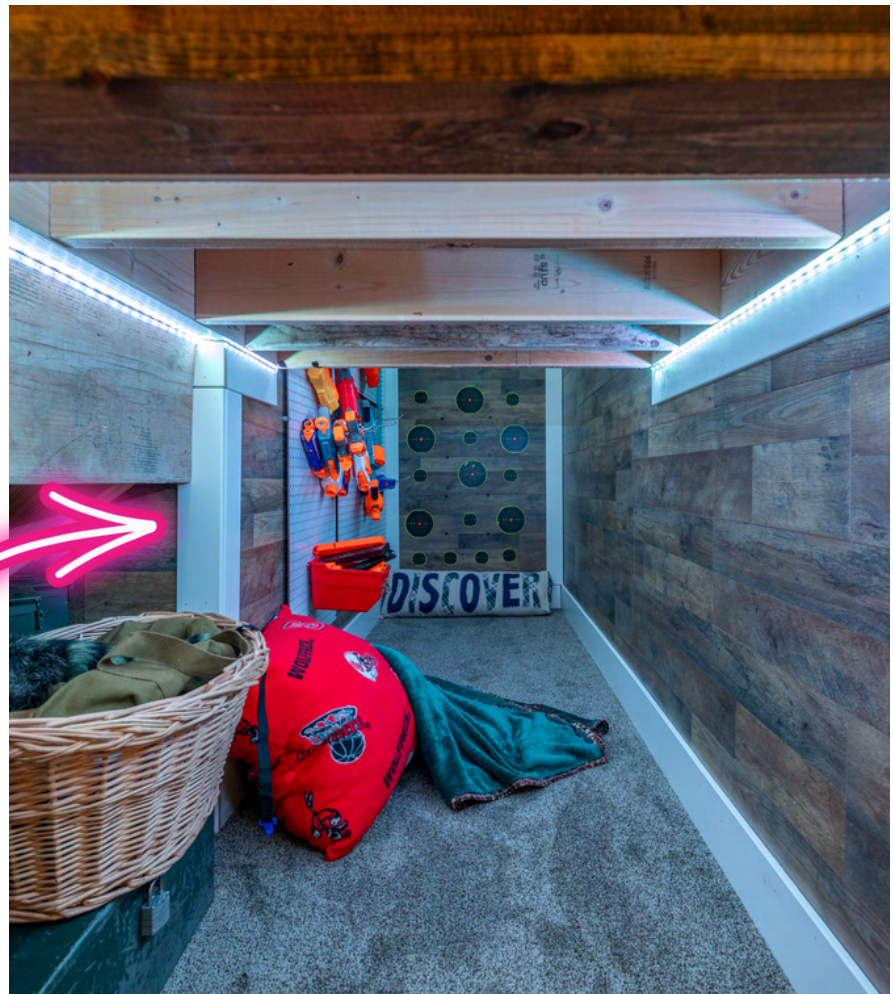


## BEDROOM #2

✓ CEILING FAN

✓ WALK IN  
CLOSET

✓ HIDDEN  
ROOM



## BATHROOM #2



- ✓ EXTRA COUNTER SPACE
- ✓ HIDDEN TOILET
- ✓ WALK IN SHOWER

## CUSTOM ENTRY WAY



# UPPER LEVEL



## BEDROOM #3

- ✓ CEILING FAN
- ✓ CARPET
- ✓ LARGE WINDOW

## BATHROOM #3

- ✓ WALK IN SHOWER
- ✓ WOOD LAMINATE FLOORING



# UPPER LEVEL



## FAMILY ROOM



- ✓ CUSTOM
- ✓ CARPET
- ✓ EXTRA STORAGE
- ✓ RECESSED LIGHTING
- ✓ SPACIOUS

# UPPER LEVEL



PERFECT FOR A HOME THEATRE!



- ✓ CARPET
- ✓ CEILING FAN
- ✓ NO WINDOWS
- ✓ PERFECT FOR HOLIDAY MOVIE NIGHTS!

# 3 CAR GARAGE



✓ JUST UNDER  
1000 SQ. FT.

✓ 8' DOORS

✓ EXTRA  
STORAGE

✓ 9' CEILINGS

✓ 3RD STALL  
FINISHED  
CURRENTLY  
USED AS  
HOME GYM



# OVERSIZED BARN



36' X 36' - CHICKENS CAN STAY - READY FOR LIVESTOCK



# PROPERTY LINES



APPROXIMATE - 2.5 TOTAL ACRES



Est. 3.7 miles to  
Shiloh crossing in  
Billings

NEW Costco is just  
a 3 minute drive!

Est. 11 miles to  
Downtown Billings  
Hospitals  
Colleges

LOCATION  
LOCATION  
LOCATION



**CLOSE TO ALL  
MAIN SHOPPING  
AND DINING**

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2.5 ACRES (+/-)



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**5310 STATON DR**



**VIEWS!**

**VIEWS!**

**VIEWS!**



**Visit [www.5310StatonDr.com](http://www.5310StatonDr.com) for Additional Information, Photos, Floor Plan, & 3D Virtual Tour**



# ADDITIONAL



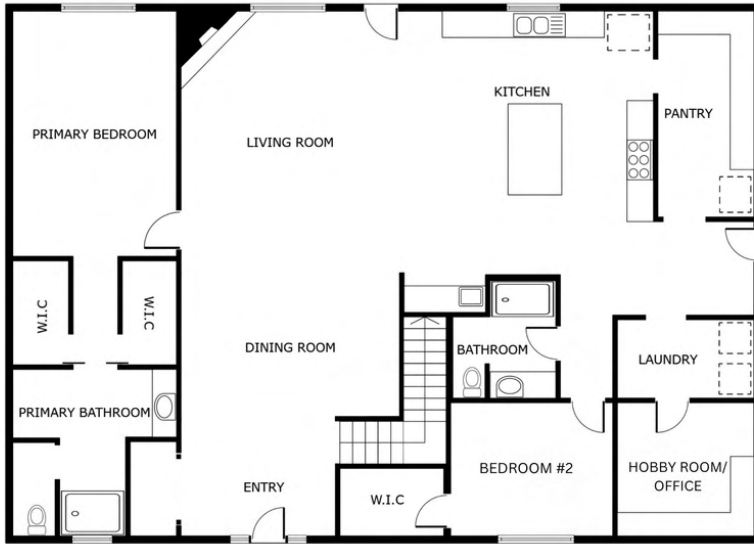
- **ELECTRIC:** NORTHWESTERN ENERGY - 888.467.2669 - AVERAGE OF \$140 A MONTH
- **NATURAL GAS:** MDU - 406.896.4250 - AVERAGE \$120 A MONTH
- **GARBAGE:** REPUBLIC SERVICES - 406.248.5400 - PICK UP ON MONDAYS - \$23 A MONTH
- **INTERNET:** RURAL BROADBAND - 406.628.1568 - \$60 A MONTH
- **WATER:** WELL WATER FOR HOME AND YARD (40GPM - 25' DEEP)
- **SEPTIC TANK - PUMPED JULY 20**
- **TANKLESS WATER HEATER**
- **CENTRAL AIR**
- **UNDERGROUND SPRINKLERS**
- **SCHOOLS:** ELEMENTARY: ELDER GROVE MIDDLE: ELDER GROVE HIGH SCHOOL: WEST HIGH
- 4 FROST FREE SPICKETS (2 IN GARDEN, 2 IN BARN/BARNYARD)
- WATER SOFTENER AND RO FILTER LEASED THROUGH CULLIGAN
- WASHER AND DRYER STAY
- GREENHOUSE AND CHICKENS CAN STAY - READY FOR LIVESTOCK
- DITCH RIGHTS AVAILABLE FOR FLOOD IRRIGATION
- **TOTAL SQ FT 3064:** MAIN LEVEL - 2240, UPPER LEVEL - 824, 3 CAR GARAGE - JUST UNDER 1000
- COVERED FRONT PORCH AND LARGE COVERED BACK PATIO
- CUSTOM PIZZA OVEN
- **NO HOA FEE**



# FLOOR PLAN



5310 Staton Dr, Billings, MT 59106



Main Level



Upper Level



SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.