

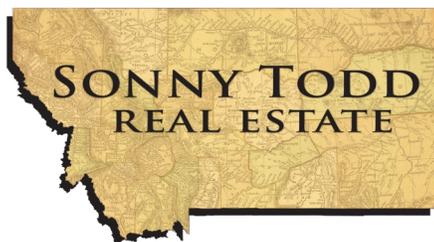


# 105 E. Boulder Court

## Big Timber, Montana

**\$729,000**

One level living on the banks of the Boulder River. The privacy of the setting of this beauty allows for quiet and serene living while being within the city limits and only 5 minutes from beautiful downtown Big Timber. As you enter the front door you are drawn through the living room to the windows overlooking the river. The home has an open living area with hand scraped mahogany floors. Warm and welcoming. The deck wraps around the east end of the home and along the entire back side of the home allowing you to soak in the morning sun and afternoon shade while literally sitting over the river. The roomy kitchen is made for entertaining with quartz counter tops, stainless KitchenAid appliances and gas cooktop. This is a well designed home for family yet cozy enough for single living.



Offered Exclusively By:  
**Sonny Todd Real Estate**  
301 West First Avenue, PO Box 828  
Big Timber, Montana 59011  
*Office: (406) 932-1031*



Mary Ann Duffey  
(406) 930-6607



**DESCRIPTION:**

**Home:** 4BR/2.5BA

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

**Taxes:** \$2,600

**Sq. Ft.:** 2,517





**BIG TIMBER:** Located at the confluence of the Yellowstone and Boulder River, Big Timber is the Sweet Grass County seat and services as the support system to the areas cattle ranching community and recreation industry. Big Timber features a school system which offers K-12, a hospital, clinic, nursing home, Assisted Living, dentist, beauty shops, a quilt shop, golf course, churches, grocery and clothing stores, museums, art galleries, a brewery, establishments offering fine food from the nationally acclaimed dining at "The Grand Hotel", to casual meals at the Thirsty Turtle, motels, bed and breakfasts, movie theater and a paved airport capable of facilitating most any private aircraft.



**NOTICE:**

The data contained herein was obtained from the owner and other sources deemed reliable, but is not guaranteed by agents. Prospective purchasers may be asked to provide a financial reference prior to a showing and are advised to examine the facts to their own satisfaction. This offering is subject to change of price and terms, lease, prior sale or withdrawal from the market, without notice.