



## 307 W. 3rd

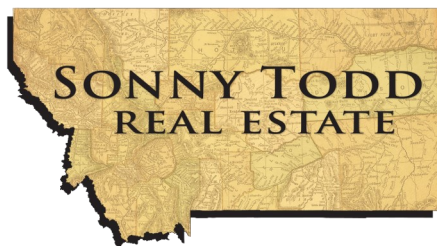
### Big Timber , Montana

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### \$315,000

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Introducing this charming small bungalow-style house that effortlessly combines classic design with modern comforts. Nestled in a quiet neighborhood, this home welcomes you with an abundance of natural light, creating a warm and inviting atmosphere. The single level home has 2 bedrooms and 2 baths. The large lot has a fenced in area for your pets and small private deck is like your own private oasis. The detached one car garage is just steps to the back door. The home is heated with an Rinnai gas furnace, electric baseboard heat, and a woodstove. Located just 3 blocks from downtown Big Timber.



**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:** 2BR/2BA

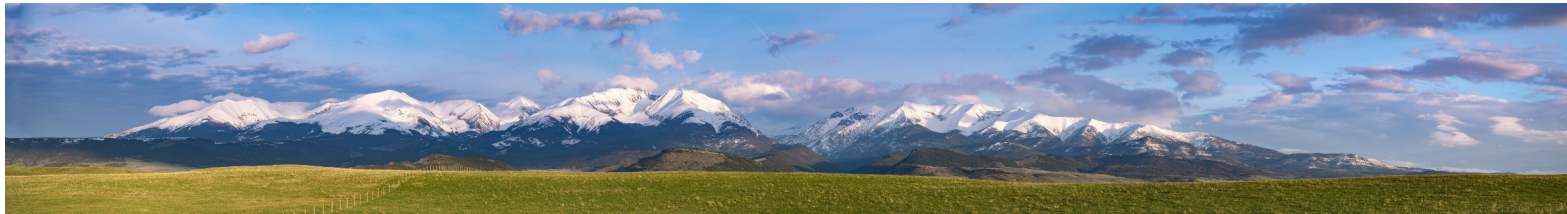
**Elevation:**  
4,300-4,500 ft.

**Taxes:** \$1,353

**Sq. Ft.:** 1,005







**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.