

Kairos Center



LUXURY CONDOS

1363 Montana Ave, Billings, MT 59101



SUITE 301

We found a treasure outside the box, right in the heart of old industrial Billings!

The Kairos Condominiums—modern with an industrial flair! 1363 Montana Avenue you can see the windows and balconies of luxury apartments. You drive into the underground, secure parking garage and access one of the elevators going up to the residences with secure access to the Condos, which feature one or two bedrooms with complete kitchens and bathrooms outfitted with beautiful custom wood cabinetry, plumbing fixtures and Bosch 800 appliances. State of the Art energy efficient VRV systems that keep utilities low. Large arrays of beautiful, large windows are open to spectacular views. All units are quiet & fully insulated with vaulted ceilings with large decks where you can barbecue and enjoy beautiful sunsets and views of *Four Dances Cliffs*.

A community room, theater and a gym that exclusively serves the condo dwellers. A safe and secure Pet Park is just a few steps from the elevator.



For detailed info, go to our website or give us a call!

KairosCondos.com | (406) 252-4745

Yellowstone Venturers, Inc. Marty Connell – Broker





Kairos Properties, LLC Luxury Condominiums

For Sale Suite 301

\$825,000

Location: Billings, Montana

Area: Billings Industrial Revitalization District

Address: 1363 Montana Avenue, #301

Total square footage: 3,368+/- **Bedrooms:** 2 **Bath:** 2

Tax Code: A00876L

Security: Assigned Fob for Access to the Building and Parking.

Parking: Underground drive-in secure all weather inside parking spaces with elevator access to your condo. Outside parking.

HVAC: VRV environmentally friendly economical heat pump system for each individual condominium.

Amenities: Gym, Theater with Community room for condo owners, Pet Park, Vaulted Ceilings, Deck, Spectacular window views, very quiet, trimmed in Knotty Alder, Fire Suppression System, Wired for Wi-Fi & Internet.

CAM monthly fees: \$414.91

Living Room & Dining Room:

- Large balcony with 3 paned sliding glass door & spectacular view
- Carpet
- Vaulted ceiling with ceiling fan
- Large windows
- Storage closet

Utility Room:

- Custom built upper & lower cabinets
- Front loading washer and dryer - Electrolux
- Electric operated ceiling stairs to storage above +/- 663 SF

Bedroom/Office:

- Custom built-in closets
- Carpet
- Large window with a spectacular view

Main Bathroom:

- Custom built-in cabinet with granite countertop
- Water closet
- Large walk-in tiled glass shower
- Tile floors

Storage Area:

- Unfinished 2nd level storage area

Kitchen:

- Bosch 800 top of the line appliances with 1 year warranty
- Double ovens, microwave, dishwasher, refrigerator, farm sink
- Gas cook top
- Granite countertops
- Tile floors
- Custom built-in cabinets
- Large island with butcher block top and sink
- Large pantry

Master Bedroom:

- Double windows with spectacular views to the south and west
- Carpet
- Vaulted ceiling with fan
- Walk-in Master closet with custom build-ins

Master Bathroom:

- French master bath with tiled streak free glass walk-in shower
- Japanese soaker tub
- Water closet
- Custom built-in storage closet
- Custom built-in cabinet with double sinks and granite countertop
- Window with view to the west

The descriptive information contained herein is deemed reliable, but no warranty is made as to the accuracy of the information. Any prospective purchaser, Lessee or other interested persons are required to verify the accuracy of the information. This information is subject to change without notice. Measurements may vary.