

Kairos Center



LUXURY CONDOS

1363 Montana Ave, Billings, MT 59101

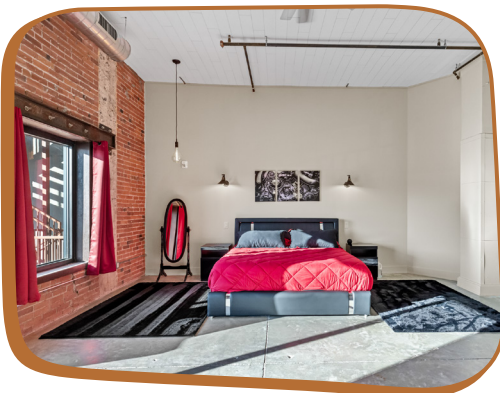


SUITE 302

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.

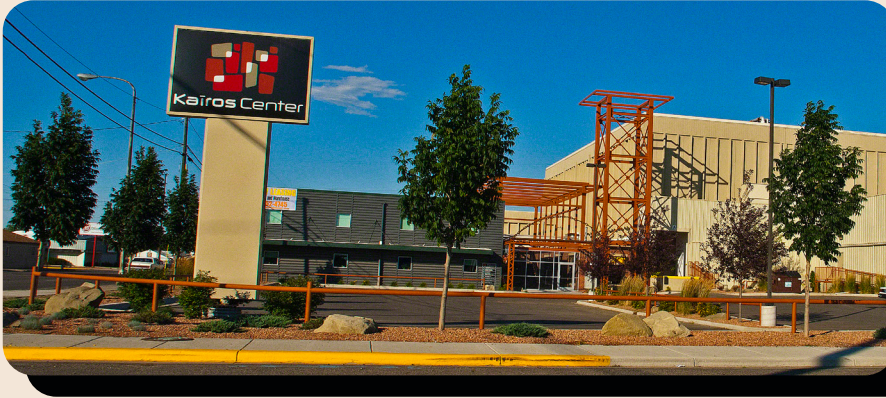


For detailed info, go to our website or give us a call!

KairosCondos.com | (406) 252-4745

Yellowstone Venturers, Inc. Marty Connell – Broker





Kairos Properties, LLC Luxury Condominiums

For Sale Suite 302

\$535,000

Location: Billings, Montana

Area: Billings Industrial Revitalization District

Address: 1363 Montana Avenue, #302

Total square footage: 1,545+/- **Bedrooms:** 1 **Bath:** 1

Tax Code: A00876N

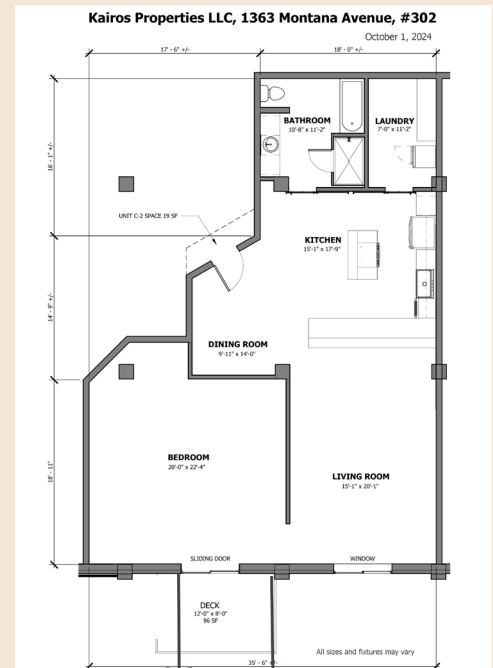
Security: Assigned Fob for Access to the Building and Parking.

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: \$235.98



Kitchen:

- Bosch 800 top of the line appliances with 1 year warranty
- Gas range, microwave, dishwasher, refrigerator, farm sink
- Laminate countertops
- Custom built-in cabinets with island

Dining Area:

- Light fixture
- Concrete finished floors

Bedroom/Office:

- Area for custom built-in closets
- Concrete finished floor
- Large window with a spectacular view
- Vaulted ceiling with ceiling fan

Bathroom:

- Built-in cabinet with sink & mirror
- Water closet
- Bathtub
- Tiled Shower

Living Room:

- Balcony with 2 paned sliding glass door & spectacular view
- Concrete finished floor
- Vaulted ceiling with ceiling fan
- Large window

Utility Room:

- Custom built upper & lower cabinets
- Front loading washer and dryer - GE Profile