

Kairos Center



LUXURY CONDOS

1363 Montana Ave, Billings, MT 59101



SUITE 303

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 303

\$564,000

Location: Billings, Montana

Area: Billings Industrial Revitalization District

Address: 1363 Montana Avenue, #303

Total square footage: 1,659+/- **Bedrooms:** 1 **Bath:** 1

Tax Code: A008760

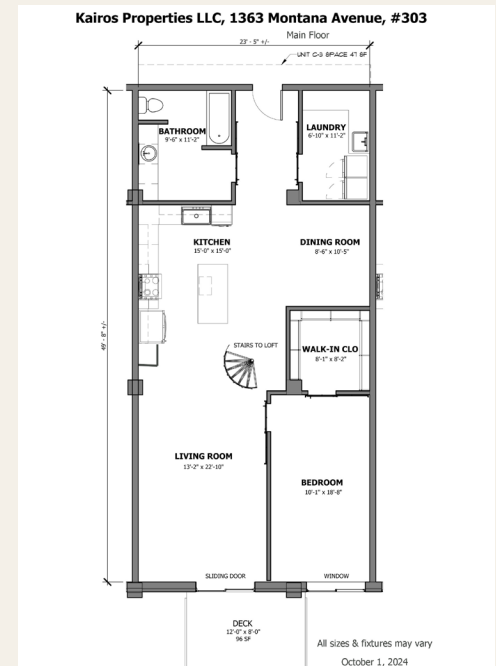
Security: Assigned Fob for Access to the Building and Parking.

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 Red Oak, 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
- Laminate countertops
- Tile floors
- Custom built-in cabinets and island

Bathroom:

- Custom built-in cabinets
- Water closet
- Tiled shower and bathtub
- Tile floors

Bedroom:

- Carpet
- Window with a spectacular view

Loft Bedroom/Office:

- Access by spiral iron staircase
- Carpet
- Sink & custom cabinets with a mirror

Loft Bathroom:

- Water closet
- Shower

Living Room:

- Large balcony with 2 paned sliding glass door & spectacular view
- Carpet
- Vaulted ceiling

Dining Room:

- Tiled floor
- Light fixture

Utility Room:

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

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.