

4466 Iron Horse Trail

Billings, Montana • Property Amenities Overview

GENERAL PROPERTY OVERVIEW

- Approx. 5,900 sq. ft. residence on a 0.75-acre double lot
- Extremely private backyard — no buildable land behind the property
- Custom-built by KenMark Construction
- Wired speakers throughout main and lower levels
- Luxury price point neighborhood — Rehberg Ranch
- Appointment-only showings; no open house preference

EXTERIOR & OUTDOOR FEATURES

- Multiple decks — main floor and primary suite level balconies
- Walk-out patio from basement to pool area
- In-ground swimming pool
- Fountain and raised garden bed
- Three-car tandem garage
- Professionally landscaped yard with flowers and mature greenery
- Hot tub wiring in place
- New pool heater and pump in 2025
- Pool liner replaced in 2020

FLOORING

- Bamboo flooring throughout the home
- Tile floors in all bathrooms and laundry room

MAIN FLOOR LAYOUT

- Formal dining room
- Parlor / den / sitting room
- Office with potential to serve as additional bedroom
- Bedroom suite with walk-in closet, ensuite bath, and shared access option
- Laundry room with tile floors, cabinetry, and utility sink
- Pantry
- Half bath
- Dining space
- Kitchen with refrigerator, custom cabinetry, and bar seating
- Balcony access from main floor

PRIMARY SUITE — MAIN FLOOR

- Bamboo flooring
- Double patio doors to private balcony
- Barn doors to ensuite bath
- Ensuite bathroom includes:
 - Tile floors
 - Granite countertops with double vanity
 - Large walk-in tile shower
 - Jetted tub with tile surround
 - Lighted mirror
- Large walk-in closet with custom organization and shoe dividers
- Linen closet adjacent to bath

LOWER LEVEL BEDROOMS & BATHROOMS

- Two bedrooms with large closets and daylight windows
- Shared full bathroom with:
 - Tile floors
 - Double sink vanity
 - Granite countertop

BASEMENT / LOWER LEVEL

- Two family / recreation rooms
- Wet bar with wine fridge, cabinets, and sink
- Dedicated workout / exercise room with utility room access
- Walk-out access to pool and patio
- Additional storage rooms

MECHANICAL & UTILITY

- Two furnaces — upper and lower levels
- Two AC units
- Whole-home humidifier
- Radiant floor heat which spans the entire lower level
- Two electrical panels
- Brand new hot water heater
- Sump pump (approx. 4 years old)
- Utility closet

APPLIANCES & CONVEYANCES

- Washer & dryer (approx. 4 years old) — included in sale
- Kitchen refrigerator — included in sale

- Robotic pool cleaner
- Lower level pool table
- Garage shelving

SPECIAL & UPGRADED FEATURES

- Dual balconies — off master and additional ensuite bedroom
- Large trex deck with access off the kitchen/living room
- Custom closet organization in both main floor bedrooms with shoe dividers
- Granite countertops in bathrooms throughout as well as the kitchen
- Bamboo flooring in excellent condition
- Lower-level exercise room

This document is prepared exclusively for qualified buyers and their agents.

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