

LIVE.LAUGH.

5510 POWMER ROAD
BILLINGS, MT 59105

Listing Details!

5 BEDROOM | 2.5 BATH | 2,706 SQ FT | 4.06 ACRES

INTERIOR FEATURES

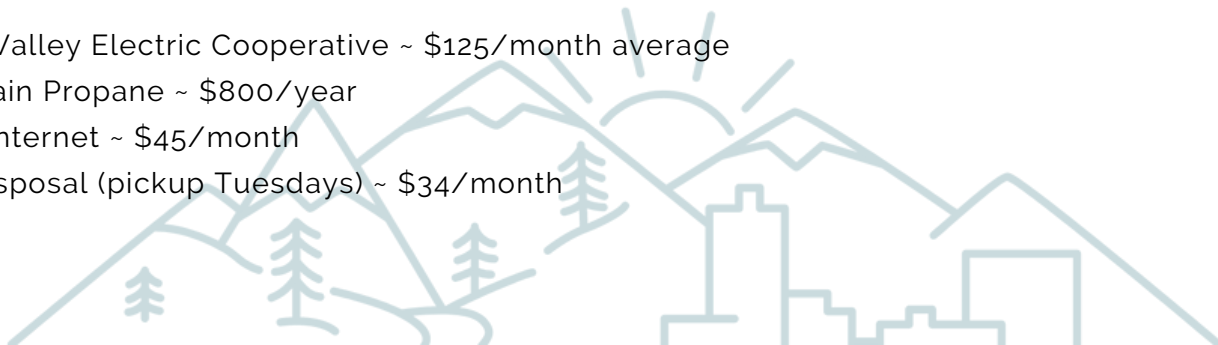
- Single-level living, slab-on-grade with very efficient and comfortable radiant floor heat.
- Two radiant heat zones, with thermostats including one in the primary suite.
- Mitsubishi mini-splits (2 zones): living area + playroom, provide fast cooling and optional heating.
- Tile entry & radiant-heated flooring throughout.
- Custom skylight installation in living area and bathrooms.
- Open concept living/dining with large picture windows and built-in bookshelves.
- Kitchen
 - Quartz island and Corian counters with tiled backsplash.
 - Soft-close drawers on island cabinetry.
 - Updated appliances
 - Pantry with built-in shelving.
 - Instant hot water at kitchen sink.
- Primary Suite
 - Large walk-in closet: his/hers (expanded/reconfigured) with organizers and shelving
 - Zero entry, fully tiled shower with dual shower heads.

LAND & WATER RIGHTS

- Livestock watering rights from the creek crossing the property (NRCS)
- Additional 4 shares of Billings Bench Water Association water rights for irrigating.
- Two dedicated wells:
 - House well: 50 ft deep, producing 50 GPM (exceptional production).
 - Irrigation well: runs underground sprinklers, drip lines, and garden beds

SYSTEMS & UTILITIES

- Combination gas/electric boiler + on-demand hot water system (~\$12,000, replaced 2021).
- Reverse osmosis system connected to refrigerator and kitchen sink.
- Whole-house water filter in addition to RO
- Utilities
 - Yellowstone Valley Electric Cooperative ~ \$125/month average
 - Rocky Mountain Propane ~ \$800/year
 - CenturyLink Internet ~ \$45/month
 - Mackenzie Disposal (pickup Tuesdays) ~ \$34/month



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EXTERIOR & INFRASTRUCTURE

- Concrete driveway & sidewalks (Fall 2023–24):
 - 5" thick (above standard 4"), with expansion for additional parking.
- Standing seam metal roof (2022) - floating system with hidden fasteners, prevents screw back-out.
- Full gutter guard system + oversized 6" downspouts.
- Siding
 - Home - Masonite (repainted in 2019)
 - New Shop - Hardy Board
- All but two bathroom windows upgraded to Andersen 100 composite (2020–2022).
- Entry door & picture windows installed in 2020.
- Oversized eaves/overhangs (4 ft) — shading & energy efficiency.
- Vinyl fencing with privacy slats (approx. \$40K value).
- 1,000-gallon propane tank buried underground.
- Septic system: Concrete tank with diverter valve; last pumped Spring 2025.
- Radon mitigation system installed.
- Underground sprinkler system (new clock, 2024). Controller in 30x50 pole building.
- Two large concrete patios w/concrete sidewalks.
- Mature trees for shade and privacy + Asparagus, Mint, Raspberry and Strawberry plants ,

OUTBUILDINGS & MISCELLANEOUS

- Fenced area + Chicken Coop chickens
- Custom outdoor gas fireplace.
- Fenced pastures with county-approved 2nd approach. Zero Maintenance Continuous Panel fenced area.
- Multiple livestock accommodations.

DETACHED SHOPS & GARAGE

- Detached Garage/Shop #1:
 - 30' x 40' metal lined interior with 3 large windows for natural light.
 - 12' & 9' overhead doors (with openers).
 - Hardy Board siding, insulated walls to ceiling, finished interior.
 - 16' walls, rising to ~19–20' with foundation.
 - 5.5–6" thick concrete slab (equipment-capable).
 - Matching roof color (hail-dinged panels repurposed from house).
 - Landscaped rock perimeter.
- Detached Shop #2:
 - 30' x 50" with two sliding doors.
 - Double gates to access fenced pasture. (Trailer parking exc)
 - Some shelving/cabinets/panels excluded — clarified in disclosure.