

\$170,000 - Lot 9 Black Canyon Court, Billings

MLS® #352816

\$170,000

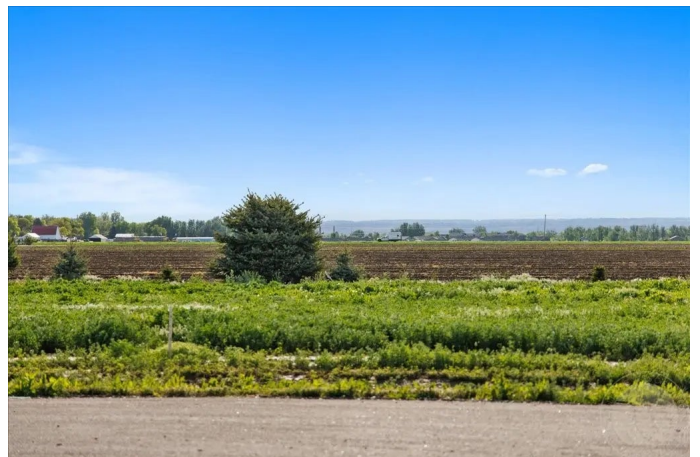
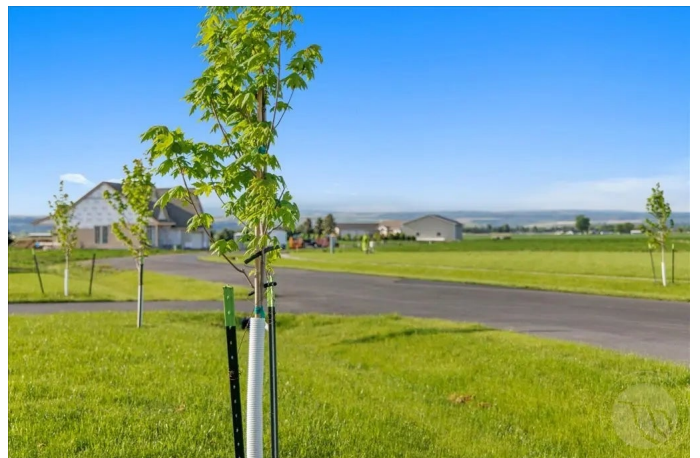
Bedroom, 0.00 Bathroom,
Land on 0.45 Acres

The Waters, Billings, MT

Welcome to The Waters, a rare gem in Billings's real estate landscape—an exclusive, gated community on the city's West End. With only 15 lots, this high-end subdivision is designed for those seeking luxury living and lasting neighborhood integrity. Lots range from just under a half acre to nearly three-quarters, offering space for custom homes and additional shops. Each homesite includes individual well and septic approvals, eliminating city service reliance. With a secure, private entrance and a community focused on architectural quality, The Waters offers the perfect setting to build your dream under the big Montana sky. Developers live onsite and are committed to maintaining high standards. Preferred builders include True North, Ban, Image, and Zuhaus, though buyers may bring their own with Design Committee approval. HOA is \$100/month and covers gate maintenance and park upkeep.

Essential Information

MLS® #	352816
Price	\$170,000
Bathrooms	0.00
Acres	0.45
Type	Land
Sub-Type	Residential
Status	Active



Community Information

Address	Lot 9 Black Canyon Court
Area	(08) West Billings
Subdivision	The Waters
City	Billings
County	Yellowstone
State	MT
Zip Code	59106

Amenities

Utilities	Natural Gas Available, Phone Available, Electricity Available, Septic Available
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Exterior

Lot Description	Cul-De-Sac, Interior Lot, Level
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School Information

Elementary	Meadowlark
Middle	Ben Steele
High	West