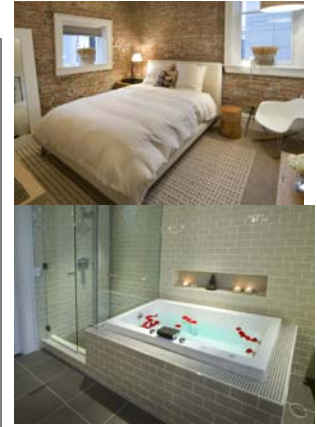


# 104 North 28th Street #305

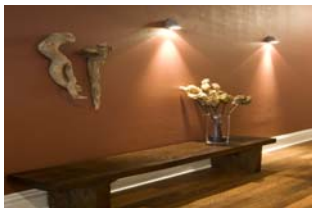
## Historic Stapleton Building

PRICE: \$415,000      AGE: Built in 1906 (renovated in 2007)  
 TERMS: Cash, New Loan      TAXES: \$1,287



This urban loft is professionally designed by ASID firm, Envi Design. This spacious 1590 sq ft 2 bedroom, 2 bath downtown loft with contemporary style highlights the character and charm of this historic Billings building. This one of a kind condo features exposed brick, high-end lighting, appliances and luxury baths with vessel sinks and Jacuzzi tub. Floor to ceiling windows with north and west exposure, views of the Rims, downtown Billings and the Beartooth Mountains. Enjoy an open floor plan with 11 foot ceilings and enough space for full dining, living room, reading corner and office. The design includes signature Envi Design environmentally aware details such as hard palm wood flooring, energy efficient plumbing and lighting. Space has been published and recognized for its design by KTVQ, Yellowstone Valley Woman and Billings Business. The property features plenty of storage with separate laundry and linen room, walk in master closet and pantry, coat and guest closets and additional secured storage in the basement. Private parking beneath building and private balcony with views to the mountains.

The furnishings are new, stylish and available for purchase with property. Building includes security system, and is steps from Walker's Grill, Alberta Bair Theater, Western Heritage Center, Yellowstone ART Center, Good Earth Market as well as other shops and restaurants.



**Marketing Agents:**  
**SUSAN B. LOVELY & LAURE TAYLOR**  
**238-7167 & 698-4809**  
**sue@lovelymontana.com**  
**taylor@finduahome.com**



This information is given with the understanding any and all negotiations regarding these properties will be handled through this office. The statements and figures presented, while not guaranteed, are obtained from sources we regard as reliable. Subject to withdrawal, prior sale, price on inventory change without notice. Prospective purchasers should check all facts to their own satisfaction.

# 104 N. BROADWAY Unit 406

PRICE: \$278,300  
TERMS: Cash, New Loan



AGE: 1906  
SCHOOLS: McKinley, Lewis & Clark, Senior  
SQ. FOOTAGE: 2,530  
ML#: 175944



*Marketed By*  
*Team SLS*  
*Susan B. Lovely 238-7167*  
*Laure Taylor 698-4809*  
*Steve Judd 698-5575*



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104 N. Broadway, continued

### *“Historic Stapleton Building Loft Condominiums”*

#### *Features:*

Downtown Billings is experiencing a resurgence and the opportunity to own a condominium in one of its greatest buildings is truly unique. The historic Stapleton Building will be restored to its original status as one of the premier buildings in downtown Billings. The building is undergoing a complete restoration on the outside, including a new roof, roof top party room and deck, but the restoration does not stop there. Upon arriving at the front door, you will enter through a reconstructed entrance of the first floor. The lobby will be spacious and gracious. A new elevator will take you to the third or fourth floor where only you or your invited guests will be able to access the condo corridor. The interior atrium will be covered with a skylight allowing natural light to enter your condominium from both the exterior walls and from the inside of the building. The main stairs will be restored and other hints of the building’s history are being used throughout. The last remaining unit (unit 406) is being sold as a shell and can be finished by the seller to fit his or her tastes. Underground secure parking for 2 vehicles and approx. 60 sq. ft. of storage are available and are included in the price of this unit.

These loft style condominiums, designed by High Plains Architects, incorporate some of the defining characteristics that have come to be associated with the High Plains Loft Style, such as radiant floor heating on the 4th floor, 11 to 14 foot exposed ceilings, 8 foot walls and open doorways lending to an open, airy feeling of space.

The Stapleton Building Condominium Association has been established to aid in managing the affairs of the entire building. Condo dues are as outlined in the Condominium Documents.

