



MISSOURI RIVER HOUSE

\$495,000



41 SEIBOLD LANE * CASCADE, MT

- 3 BEDROOMS, 2 BATHS
- 2476+/- SQUARE FEET
- .46+/- ACRES

WARM & COZY HOME SITUATED ON THE MISSOURI RIVER. ENJOY THE RIVER AND VIEWS FROM THE DECK. AREA IS WELL KNOWN FOR THE ABUNDANT RECREATION SUCH AS BLUE RIBBON TROUT FISHING, HUNTING, AND BOATING.

FOR MORE INFORMATION PLEASE CONTACT BRAD & LYNN AND REFER TO CMP# 14-912

PRESENTED EXCLUSIVELY BY: CLEARWATER MONTANA PROPERTIES, INC.

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LYNN KENYON
SALES ASSOCIATE



BRAD LAUE
SALES ASSOCIATE



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THIS WONDERFUL HOME IS SITUATED ON THE INFAMOUS MISSOURI RIVER WHICH OVERLOOKS A CANYON WALL. RIVER RIGHT OUT YOUR FRONT DOOR WITH EASY ACCESS TO BOAT DOCKING AND STAIRS INTO THE RIVER. IMMACULATE LANDSCAPING WITH A POND. ENJOY THE WELCOMING SCREENED IN SUNROOM AND EXPANSIVE DECK.

ADDITIONAL PROPERTY INFORMATION

IMPROVEMENTS - RESIDENCE:

SQUARE FOOTAGE: 2476+/-

BEDROOMS: 3

BATHROOMS: 2

EQUIPMENT INCLUDED: CEILING FANS, WASHER, DRYER, DISHWASHER, RANGE, MICROWAVE, REFRIGERATOR, SECURITY SYSTEM

YEAR BUILT: 1965

WATER: PRIVATE WELL

SEWER: PRIVATE SEPTIC

HEAT SOURCE: PROPANE, PELLET STOVE, FORCED AIR, BASEBOARD

ROOF: METAL

FOUNDATION: POURED CONCRETE

GARAGE: DETACHED THREE CAR

OUTBUILDINGS: SHOP, STORAGE SHED, UTILITY BUILDING

OUTSIDE FEATURES: DECK/PATIO, UNDERGROUND SPRINKLER SYSTEM, LANDSCAPING, POND

ACRES: .46+/- ACRES

LEGAL: SEIBOLD MISSOURI RIVER TRACTS, S02, T16 N, R02 W, BLOCK 001. LOT 018

GEOCODE: 02255502201210000

WATER FRONTAGE: MISSOURI RIVER

TAXES: \$2887.31/2013

TERMS: CASH