



RIVER LUXURY HOME

\$325,000



16 RIVER DRIVE * CASCADE, MT

- 3 BEDROOMS, 2 BATHS
- 1216+/- SQUARE FEET
- .46+/- ACRES

WONDERFUL REMODELED HOME SITUATED ON THE MISSOURI RIVER. ENJOY THE RIVER FROM THE DECK OR FIRE PIT AREA IN THE BACKYARD. THE HOME OFFERS MANY HIGH-END AMENITIES, AND A DETACHED GARAGE WITH GUEST QUARTERS & A WORK BENCH.

FOR MORE INFORMATION PLEASE CONTACT BRAD & LYNN AND REFER TO CMP# 14-245

PRESENTED EXCLUSIVELY BY: CLEARWATER MONTANA PROPERTIES, INC.

BRAD@CMPMONTANA.COM—LYNN@CMPMONTANA.COM

70 CRAIG MAIN STREET, CRAIG, MT 59648

BRAD 406.899.9001 * LYNN 406.770.0013

WWW.CMPMONTANA.COM

WWW.CABELASTROPHYPROPERTIES.COM



LYNN KENYON
SALES ASSOCIATE



BRAD LAUE
SALES ASSOCIATE



RIVER LUXURY HOME

\$325,000



THIS WONDERFUL HOME IS SITUATED ON THE INFAMOUS MISSOURI RIVER. THE HOME HAS BEEN COMPLETELY REMODELED WITH MANY HIGH END FEATURES AND ATTENTION TO DETAIL. THERE IS AN ELABORATE TWO-WAY ROCK FIREPLACE, GRANITE COUNTER-TOPS, HARDWOOD FLOORING, CUSTOM CABINETS WITH DESIGNER FINISHES, EXQUISITE SLATE & TRAVERTINE BATHS, INCLUDING FOSSIL FISH INSERTS, HIGH-END FIXTURES, AND A BIDET. THE HOME HAS AIR CONDITIONING, CEDAR SHINGLE SIDING, A GARAGE WITH A GUEST ROOM, AND SOARING CEILINGS.

ADDITIONAL PROPERTY INFORMATION

IMPROVEMENTS - RESIDENCE:

SQUARE FOOTAGE: 1216+/-

BEDROOMS: 3

BATHROOMS: 2

EQUIPMENT INCLUDED: CEILING FANS, WASHER, DRYER, DISHWASHER, GAS RANGE, REFRIGERATOR, WORK BENCH
YEAR BUILT: 1970— COMPLETELY REMODELED

WATER: PRIVATE WELL

SEWER: PRIVATE SEPTIC

HEAT SOURCE: PROPANE, FORCED AIR

ROOF: COMPOSITION SHINGLE

FOUNDATION: POURED CONCRETE

GARAGE: DETACHED SINGLE CAR

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

ACRES: .46+/- ACRES

LEGAL: LOT 8 BLOCK 2 COOPER ESTATES, S21, T16N, R02W

GEOCODE: 02255521201270000

WATER FRONTAGE: MISSOURI RIVER

ROAD/ACCESS: PRIVATE— ROAD

MAINTENANCE AGREEMENT

TERMS: CASH

