

MLS: 103353

Status: Active

**ResidentialProperty**

Address: 106 Sage Hen Ave

**Price \$249,000**



[Photos](#)

[Maps](#)

City: **Lewistown** Tax Year: **2018**  
 State: **MT** Taxes Apx: **2935**  
 Zip: **59457**  
 County: **Fergus**  
 Zoning:  
 HOA/Condo Fee: **0**  
 Fee Assessed:  
 Auction: **No**  
 SIDs: CCRs:  
 Assessors Code:  
 Exemptions:

Avg Util. Monthly:  
 Avg Water Monthly: **55**  
 Waterfront Type:  
 Body of Water:  
 Views: **Meadow, Mountains**  
 Road Type:  
 Road Access: **Public**  
 Water Source: **Public Installed**  
 Sewer: **Public Installed**  
 Style: **Ranch**  
 Construction: **Frame**  
 Exterior: **Vinyl**  
 Garage: **2 Car, Attached**  
 Roof: **Comp Shingles**  
 Attic:  
 Basement: **Full, Finished**  
 Foundation: **Concrete**  
 Appliances: **Refrigerator, Oven/Range, Dishwasher**  
 Features: **Sprinkler System, Deck, Fenced Yard, Gutters, Patio, Storage Shed, View**  
 Fuel: **Natural Gas**  
 Heat: **Forced Air**  
 Cooling:  
 Water Heater: **Gas**  
 Possession:  
 Terms:  
 Virtual Tour URL:  
 Title Company: **First American**

Lot Size: **9,375 Sq Ft**  
 Lot Size Range: **>9000 SF**  
 Acres-Apx: **0.21**  
 Total Acres Range:  
 Survey:  
 Condo: **No**  
 Prop Type: **Residential**  
 Year Built: **2004**  
 Rooms #: **11**  
 Bedrooms: **6** Full Baths: **3**  
 Total Baths: **3.00** 1/2 Baths: **0**

**Approximate Square Footage Excluding Garage**

APX SF - Total: **2688**  
 APX SF - U: **0**  
 APX SF - M: **1344**  
 APX SF - L: **0**  
 APX SF - B: **1344**  
 Square Footage **Courthouse**

Room	Lv	Fireplace
Kitchen/Dining	M	
Living Room	M	
Master Bedroom	M	
Master Bath	M	
2 Bedrooms	M	
1 Bath	M	
Living Room	B	
3 Bedrooms	B	
3/4 Bath	B	
Laundry Room	B	

Public Remarks: **Nicely finished roomy family home. Maintenance free exterior, underground sprinkler, fenced in yard, rear brick patio off back deck, parking in front and back, attached insulated 2 car garage, home features a master bedroom with small walk-in closet with full master bath, 2 more bedrooms on the main floor, open kitchen dining living space with updated sliding glass door to outdoor entertainment area, bay window in front room, basement has a nice living room with wet bar, 3 bedrooms and a 3/4 bath, high efficiency furnace, insulation in walls, floors and attic, homes in move in condition like this one are difficult to find!**

Legal Desc: **Lot 17, Block 3, Casino Creek Highlands Phase #1**

Directions: **From 1st and main drive south on first ave to Brassey. Turn right and follow Brassey all the way and it will veer off to the left and become Casino Creek Drive, Follow Casino Creek Drive until you come to Casino Creek Highlands Subdivision, turn right onto Golden Eagle Drive, turn left and then right and you are on Sage Hen Ave, Drive straight to this home and it will be on your right.**

Agent Int: **No** Agent Owned: **No**