

# Mariners Haven on Lake Koocanusa

40 Cove Drive

MLS# 21611387.

Rexford, MT



Enjoy easy access to the Abayance Bay Marina on Lake Koocanusa from this 1,560 sq ft, 3 bedroom, 2 bath cabin on 0.178 landscaped acres in Phase III of the Mariners Haven on Lake Koocanusa. Built in 2007, this contemporary cabin features a large great room & kitchen with a large deck facing Lake Koocanusa & the Canadian Rockies. garage. The property is completely landscaped with underground sprinklers and connected to a common area with plenty of room for boats and recreational vehicles. Just minutes from unlimited recreational opportunities, this property is the perfect Montana Rocky Mountain escape. Available for immediate occupancy.



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**Tobacco Plains**  
**REALTY** 



**Directions:**

Hwy 37 6.5 miles to Mariners Haven

**Legal:**

Mariners Haven, PH 3, Lot 93, 0.178, \*15123\*Acres, S11, T36N, R28W

Taxes: 2015 - \$1,816.64

HOA Fees: \$915.00/Year

**Septic**

Public water/septic system

Single Family, 3 Bedroom







