

## Sports Afield Trophy Property

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### **Sanctuary, Sanders County, Montana, 20.00 Acres**

**\$764,900**

- Big Game, House, Pond, Waterfowl, Wildlife Viewing

Sanctuary At Last! Welcome to your waterfront 20+ acre home get-away, tucked in the mountains and trees, close to the small town of Heron, Montana. This spacious home, was built with entertaining and enjoyment in mind. With a massive kitchen and attached canning galley, you can take in the mountain scenery while cooking and prepping to your hearts content. There is a detached greenhouse/shed for those who enjoy growing their own produce. A mega shop (40x32) with a large mezzanine area, and multiple covered storage areas for all your toys. Back-up generator. Sit in your large living room and gaze at the beauty of your own pond as geese, ducks, elk, and deer come by for a visit. Truly a place to escape and refresh the soul! Welcome home. Owner financing with great terms. Contact Eric Rodriguez at 406-499-9200 or your real estate professional for a showing today!

**Main Info**

- Street Address : 96 Sanctuary Loop
- Lot Size Acres : 20.00 Acres
- Postal / Zip Code : 59844
- Lot Size Square Feet : 871200 square feet
- State / Province : Montana
- Lot Size Hectares : 8 hectares
- County : Sanders
- Lot Size Square Meters : 80937 square meters
- Closest City : Heron
- Dwelling : Yes

## Taxes

Tax Year : 2023

Estimated Taxes per year are \$2,776.00

## Broker Info

Eric Rodriguez

**Eric Rodriguez**

**Clearwater Properties of Idaho**

**(P:) 406-499-9200**

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Eric is a retired fireman and paramedic who has spent the majority of his career serving the needs of others. He has carried his desire to serve others into real estate where he believes positive perspective, integrity and the golden rule are paramount in building good relationships. Eric understands and values the trust his clients give him. Eric provides excellent communication and makes this a priority, all while giving you, your family, and home the highest level of professionalism and care. In his spare time, he enjoys spending time outdoors and fishing with his wife and four children and has been known to share a few awesome dad jokes.

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