

\$489,900 - 44 B Stoney Brook Drive, Clancy

MLS® #22300185

\$489,900

2 Bedroom, 3.00 Bathroom, 1,752 sqft

Residential

N/A, Clancy, MT

A one-of-a-kind community in the inviting town of Montana City, less than 10 minutes from Helena--where quintessential Montana community meets innovative building.

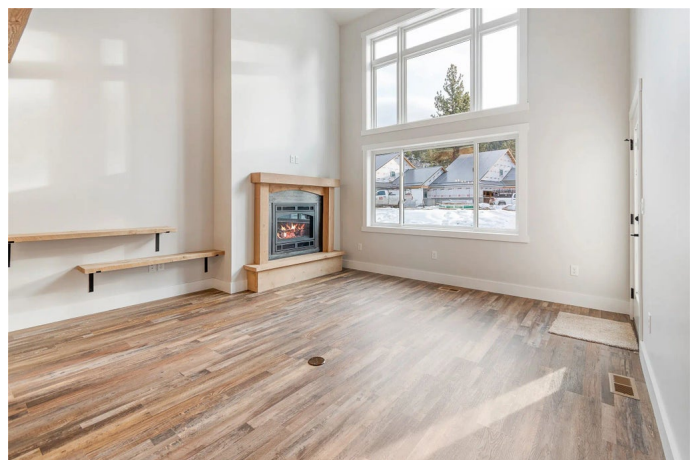
Residents of Stoney Brook not only get to enjoy the amenities within their 55+ enclave, they get to enjoy the unique setting in where it sits. Hike out your front door on trails, fish the Prickly Pear Creek which flows through the development, relax by the private pond, and socialize in the clubhouse. Inside the condo, you will find 2 bedrooms, 2.5 bathrooms, quartz countertops, main floor living, an open loft area upstairs, high-efficiency systems, and so much more. Rest easy knowing your home is working for you, Sussex has evolved to include next level systems throughout. A Heat Recovery Ventilator (HRV) system that allows the house to breath while filtering out allergens like pollen, smog, and mold, a passive radon system, and a water filtration system running throughout the entire house. All water outlets will be filtered which helps with skin irritation, reducing mineral despot, and reduces potential plumbing issues. Want to get a feel of the neighborhood? Come down on a Saturday at 10am for coffee in the club house!

Built in 2022

Essential Information

MLS® # 22300185

Price \$489,900



Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,752
Year Built	2022
Type	Residential
Sub-Type	Condominium
Status	Active Under Contract

Community Information

Address	44 B Stoney Brook Drive
Subdivision	N/A
City	Clancy
County	Jefferson
State	MT
Zip Code	59634

Amenities

Utilities	Electricity Available, Natural Gas Available
# of Garages	2
Garages	Attached
View	Mountain(s), Residential, Trees/Woods
Is Waterfront	Yes
Waterfront	Pond, Stream, Water Access

Interior

Interior Features	Main Level Primary
Appliances	Dishwasher, Microwave, Range, Refrigerator
Heating	Forced Air
Fireplace	Yes
# of Fireplaces	1
Basement	Crawl Space

Exterior

Lot Description	0.00
Roof	Metal
Foundation	Slab

Additional Information

Date Listed	January 6th, 2023
Days on Market	1018
HOA Fees	330
HOA Fees Freq.	Monthly