

Lake Kooconusa

Abayance Bay Marina

**Abayance Bay Marina on Lake Kooconusa** with over 180 boat slips on 3 sheltered docks. The Marina offers a full range of services including a boat ramp, onsite maintenance facility, fuel, marina store, boat rentals, comfort station, concierge boat services, long term trailer storage and dry storage during the winter months.

Located in Rexford, Montana 3.5 to 4 hours southwest of Calgary, Alberta and 15 minutes from the Canadian / U.S. border, the marina provides access to miles of beaches, unspoiled wilderness, boating, jet skiing, waterskiing, fishing and just relaxing in the Rocky Mountains of Montana.



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**Abayance Bay**



**Kooconusa**



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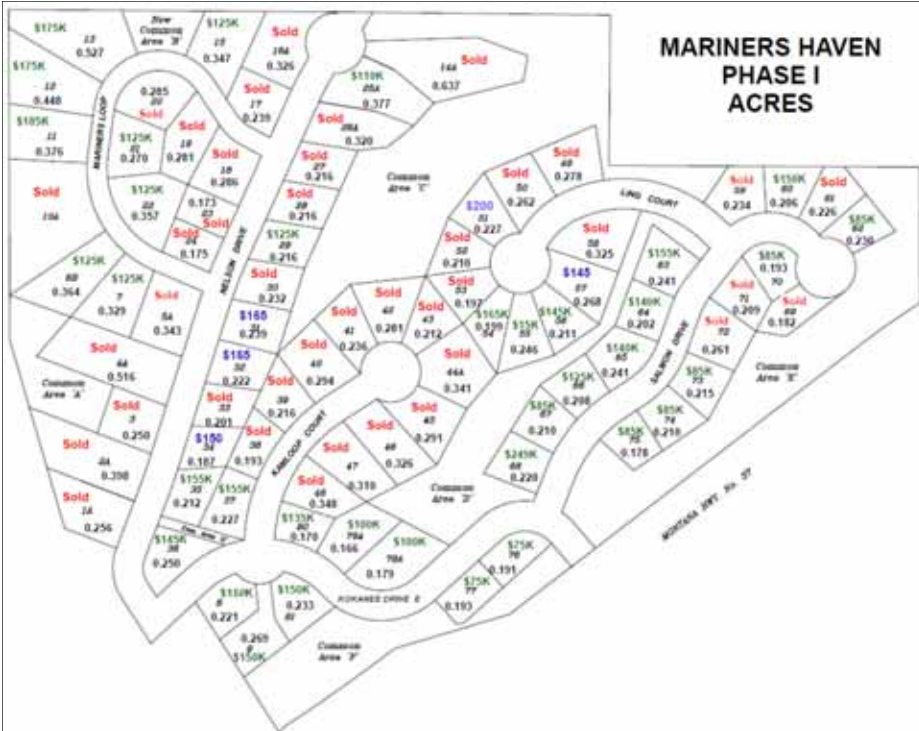
Mariners Haven

Lake  Kooconusa

Rexford, Montana

**Mariners Haven on Lake Kooconusa** is located next to the village of Rexford, Montana in the extreme Northwest corner of Montana. Phases II and III of Mariners Haven have been completed and Phase I is currently being developed. There are 81 lots in Phase One varying in size from 0.17 acre to 0.93 acres. Lots in Mariners Haven start as low as \$65K.

All lots are within walking distance of Lake Kooconusa and the Abayance Bay Marina. Mariners Haven has a public water / septic system and power and telephone are available at the lot line. Home owners fees are currently \$915 per year which covers road, water, septic, maintenance and management. Property taxes on RV lots are in the \$500 to \$600 range per year.



Lots are also available in **Phases II & III**. RV's, mobile/modular homes as well as 2 to 3 bedrooms homes are allowed in Mariners Haven. Most lots are fully serviced and ready to occupy. Some lots have boat slips in the Marina

## Phase One Lots for Sale

Lot		Acre	Lot		Acre
1	Sold		41	Sold	
2	Sold		42	Sold	
3	Sold		43	Sold	
4	Sold	0.258	44	Sold	
5	Sold	0.258	45	Sold	
6		0.167	46	Sold	
7		0.329	47		0.310
8		0.221	48	Sold	
9		0.269	49	Sold	
10	Sold		50	Sold	
11		0.376	51		0.227
12		0.448	52		0.210
13		0.527	53	Sold	
14	Sold		54		0.199
15		0.347	55		0.246
16	Sold		56		0.211
17	Sold		57		0.268
18	Sold		58	Sold	
19	Sold		59	Sold	
20	Sold		60		0.206
21		0.270	61	Sold	0.226
22		0.357	62		0.230
23	Sold		63		0.241
24	Sold		64		0.202
25		0.223	65		0.241
26	Sold	0.218	66		0.208
27	Sold		67		0.210
28	Sold		68		0.220
29		0.216	69	Sold	
30	Sold		70		0.193
31		0.239	71	Sold	
32		0.222	72	Sold	
33	Sold		73		0.187
34	Sold		74		0.210
35		0.212	75		0.178
36		0.250	76		0.191
37		0.227	77		0.193
38	Sold		78		0.179
39	Sold		79		0.166
40	Sold		80		0.170
			81		0.233