

\$1,670,000 - 586 Cash Nichols Road, Stevensville

MLS® #30047997

\$1,670,000

3 Bedroom, 2.00 Bathroom, 2,760 sqft

Residential on 23.51 Acres

N/A, Stevensville, MT

Estate Sale! Bring an offer they can't resist! Rare waterfront gem in Stevensville! This impeccably maintained one-level home consists of 2,760 sqft on 23.51 irrigated acres with approx. 900'+/- of year-round Robertson Creek & 3 year-round ponds. Bordering hundreds of acres of conservation easement property, it offers unparalleled privacy & breathtaking unobstructed views of the Bitterroot & Sapphire Mountains, yet only 2+/- miles to downtown. Featuring 2/3 spacious bedrooms, this home is thoughtfully designed for privacy & comfort. The primary bedroom situated at one end, boasts an ensuite bathroom with shower, soaking tub, & sauna, creating your own private oasis. The guest wing is separated by two inviting living areas & spacious kitchen. The main living area features a vaulted ceiling & beautiful locally sourced rock fireplace, offering access to a rear deck overlooking the creek & mountains providing the perfect place to relax or entertain, in addition to a private courtyard deck. The large insulated/heated shop with floor drain & water in addition to a three-car garage and storage sheds, makes this property as functional as it is beautiful, offering ample storage and workspace for hobbies and projects. Outdoors, enjoy the tranquil sounds of the creek that runs through the property, complemented by three ponds. The acreage is currently used for hay production, but would be perfect for horses, cattle, and other 4-H animals alike, with irrigation and stock water



rights, as well as a separate well for irrigating and stock water. This property is a must-see for anyone seeking a harmonious blend of comfort, natural beauty/privacy, and practicality.

Built in 1980

Essential Information

MLS® #	30047997
Price	\$1,670,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,760
Acres	23.51
Year Built	1980
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Active

Community Information

Address	586 Cash Nichols Road
Subdivision	N/A
City	Stevensville
County	Ravalli
State	MT
Zip Code	59870

Amenities

Utilities	Electricity Connected, Propane
Parking	Additional Parking, Gated
# of Garages	3
Garages	Attached
Is Waterfront	Yes
Waterfront	Creek, Pond, Waterfront

Interior

Interior Features	Fireplace, Main Level Primary, Sauna, Vaulted Ceiling(s)
Appliances	Dryer, Dishwasher, Microwave, Range, Refrigerator, Washer
Heating	Baseboard, Ductless, Electric, Gas, Stove, Wood Stove
Cooling	Ductless
Fireplace	Yes
# of Fireplaces	1
Stories	One
Basement	None

Exterior

Exterior Features	Propane Tank - Leased
Roof	Asphalt
Foundation	Poured

Additional Information

Date Listed	May 5th, 2025
Days on Market	80