

\$749,000 - 4358 Charlotte Way, Stevensville

MLS® #30049414

\$749,000

Bedroom, Bathroom,
Residential Income

N/A, Stevensville, MT

Welcome to this rare and versatile property offering over 700 feet of Ambrose Creek frontage, nestled beneath the stunning Bitterroot and Sapphire Mountains. Situated on a productive irrigated parcel with water rights from BRID, Ambrose Creek, and Sheep Creek, this property combines functionality with beauty and unmatched potential. The main residence, built in 2020, offers 1 primary bedroom suit and 3/4 bathrooms, including a newer 12x14 addition featuring an extra bedroom, a pantry, and a bunkroom with custom-built bunks?ideal for maximizing space and comfort. The home also includes a ½ bath, laundry area, and upgraded water treatment system. The lawn is equipped with underground sprinklers and is beautifully landscaped with a fire pit and sitting area overlooking the creek. An Additional Dwelling Unit adds flexibility and value with a full kitchen, incinerator toilet, ¾ bath, laundry, and efficient mini-split heating and cooling. It includes a separate DIY greywater filtration system, Dish satellite TV, and RV hookup-ideal for guests or extended stays. A third structure, the bunkhouse, offers a ¾ bath with a 48" shower, on-demand propane water heater, and is connected to a shared 1,500-gallon septic system. Main home and Bunk house have been professionally spray-foamed for energy efficiency. Outbuildings include a 60x20 barn with four open bays and one enclosed as a shop, animal pens, fenced garden area, chicken



coop/run. The northern 3.5 acres are fully perimeter-fenced, and irrigation infrastructure includes both buried pipelines and surface irrigation, currently leased for hay production with seasonal cattle use. The property currently benefits from agricultural tax classification.

Septic approval is in place for a total of 8 bedrooms, offering future expansion possibilities. Whether you're looking to enjoy the property as-is, build your forever home overlooking the pond, or create a multi-generational retreat or hobby farm, this offering has the space, systems, and setting to support your vision. With no covenants and spectacular views in every direction, while being a convenient short distance from Main Street, Stevensville, this is truly a hard-to-find opportunity in Western Montana.

Essential Information

MLS® #	30049414
Price	\$749,000
Type	Residential Income
Style	Ranch
Status	Active

Community Information

Address	4358 Charlotte Way
Subdivision	N/A
City	Stevensville
County	Ravalli
State	MT
Zip Code	59870

Amenities

Parking	Additional Parking, RV Access/Parking
View	Mountain(s), Residential, Creek/Stream
Is Waterfront	Yes
Waterfront	Creek, Other, Pond, Waterfront

Interior

Interior Features	Main Level Primary, Open Floorplan
Cooling	Ductless
# of Stories	1
Stories	One

Exterior

Exterior Features	Fire Pit, RV Hookup
Roof	Metal
Construction	Metal Siding
Foundation	Stone

Additional Information

Date Listed	May 9th, 2025
Days on Market	97