

\$1,350,000 - 4775 Chokecherry Lane, Stevensville

MLS® #30058155

\$1,350,000

Bedroom, Bathroom, 3,319 sqft
Residential Income on 16.73 Acres

The Overlook, Stevensville, MT

A rare opportunity in Stevensville, Montana: two well-appointed single-level homes on 16.73 acres with end-of-cul-de-sac privacy, breathtaking Bitterroot Mtn views, and multiple income streams. Midway between Missoula and Hamilton and just seven miles from the Lee Metcalf Wildlife Refuge, this property combines rural charm with convenience. It lies in the Lone Rock and Stevensville High school districts.

Property Income

Agricultural: Produces ~20 tons of grass hay annually (\$245/ton). Currently AG tax exempt. Includes BRID irrigation rights on 14.7 acres and irrigation pipes, hand line, some wheel line. Optional tractor with mower, rake, baler, bale stacker, back blade, fertilizer sprayer and pipe trailer.

Home at 4773 (Built 2022 | sits on 8.63 Acres) 3 bedrooms | 2 bathrooms | Oversize 2-car garage. Open kitchen, dining, and living spaces; laundry room, large picture windows, living room ceiling fan, wood stove, metal roof, burnished low-glare metal siding. Large crawl space, concrete foundation, water softener, RV hookups/dump. Fenced dog yard, fenced garden, newly planted shade and fruit trees, covered front deck with expansive views. South side of yard has a covered concrete sidewalk; side door to enter garage, with additional man door on north side of home. North side of residence has a concrete walkway, and river rock surrounding exterior of home to front entry deck. Yard irrigation runs



off BRID.

Home at 4775 (Built 2004 | sits on 8.1 Acres)

4775 is an established 5-star VRBO with a strong rental history. Tenants in place through March 2026.

3 bedrooms | 2 bathrooms | Spacious kitchen with ample storage. Large picture windows, ceiling fan, wood stove-ready; vaulted ceiling.

This is a modular home built to uniform building code, with 2x6 R19 insulated walls, R45 ceiling; Home has a concrete foundation with extra large crawl space.

The detached 24 x 32 garage/shop boasts insulated R19 walls with R30 insulation in ceiling; it has a 100-amp electrical and is plumbed for propane. Attached to garage is a 10x32 lean to carport. The home features a front deck and back porch with steps, fenced dog yard, fenced garden; Home is being sold fully furnished, including, kitchen, dining room, living room, bedroom furniture, electronics, linens, all kitchen ware. Both homes come with the following: Generator-ready, extra insulation, air exchange systems, oversized crawl spaces. High-speed fiber internet ready; currently utilizing Rocky Mountain Internet.

Appliances: 2 Dishwashers, 2 Disposals, 2 Dryers, 2 refrigerators, 1 water softener (4773) 1 Zero Water Pitcher with Filters (4773) 1

Propane tank (4775) Annual HOA: \$150 total (\$50 insurance for common areas + \$50 per each home for road maintenance)

Water rights as water shares through BRID Irrigation. Also listed on MLS #30058426 as Single Family Residence. Green: Double Pane Windows, Energy Star Qualified Windows, Low E-Windows.

Built in 2004

Essential Information

MLS® #	30058155
Price	\$1,350,000

Square Footage	3,319
Acres	16.73
Year Built	2004
Type	Residential Income
Style	Ranch
Status	Active

Community Information

Address	4775 Chokecherry Lane
Subdivision	The Overlook
City	Stevensville
County	Ravalli
State	MT
Zip Code	59870

Amenities

Utilities	Electricity Connected, High Speed Internet Available, Propane, Phone Available, Separate Meters
Features	Park
Parking Spaces	1
Parking	Additional Parking, Garage, Garage Door Opener, RV Access/Parking
# of Garages	2
Garages	Detached
View	Mountain(s), Residential, Valley, Trees/Woods

Interior

Interior Features	Main Level Primary, Open Floorplan, Vaulted Ceiling(s), Wired for Data, Walk-In Closet(s)
Appliances	Dryer, Dishwasher, Disposal, Range, Refrigerator, Washer
Heating	Electric, Forced Air, Wood Stove
Cooling	Other
# of Stories	1
Stories	One
Basement	Crawl Space

Exterior

Exterior Features	Dog Run, Garden, Rain Gutters, Propane Tank - Owned
Windows	Double Pane Windows, ENERGY STAR Qualified Windows, Low-Emissivity Windows, Screens, Skylight(s), Window Coverings

Roof	Asphalt, Metal
Construction	Cement Siding, Metal Siding, Wood Frame
Foundation	Poured

School Information

District	District No. 13
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Additional Information

Date Listed	October 1st, 2025
Days on Market	13
Zoning	Residential