

\$1,350,000 - 4773 And 4775 Chokecherry Lane, Stevensville

MLS® #30058426

\$1,350,000

6 Bedroom, 4.00 Bathroom, 3,319 sqft
Residential on 16.73 Acres

The Overlook, Stevensville, MT

Two extremely well maintained single level homes on one 16.73 parcel with two wells, two septs, water rights and ditch rights. You are gonna want to see it in person to appreciate this rare opportunity!

Home at 4773(Built 2022 |sits on 8.63 Acres) 3 bedrooms | 2 bathrooms | Oversize 2-car garage. Open kitchen with Hickory cabinets, breakfast bar, 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, french drain around home, 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 garage has a covered concrete sidewalk; side door to enter garage, with additional man door on north side of garage. North side of residence has a concrete walk way, 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, Knotty Alder cabinets 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 to yard, 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, 2 Washers, 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). Potential to

enjoy two income streams from Rental income and Ag production ~20 tons of grass hay annually (\$245/ton). Currently AG tax

exemption. 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. Delight in the end-of-cul-de-sac privacy, breathtaking Bitterroot Mtn views, and multiple income

streams. Located 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. Picture yourself sipping your

espresso on your deck, enjoying the crisp morning air while looking out on the great expanse of lush green hay fields while being mesmerized by the craggy peaks of the

steller Bitterroot mountain range.

Built in 2022

Essential Information

MLS® #	30058426
Price	\$1,350,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	3,319
Acres	16.73
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Active

Community Information

Address	4773 And 4775 Chokecherry Lane
Subdivision	The Overlook
City	Stevensville
County	Ravalli
State	MT
Zip Code	59870

Amenities

Amenities	None
Utilities	Electricity Connected, High Speed Internet Available, Propane, Separate Meters, Underground Utilities
Parking Spaces	2
Parking	Additional Parking, Garage, Garage Door Opener, RV Access/Parking
# of Garages	4
Garages	Attached
View	Mountain(s), Trees/Woods

Interior

Appliances	Dryer, Dishwasher, Disposal, Range, Refrigerator, Water Softener, Washer
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Heating	Electric, Forced Air, Wood Stove
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Stories	One
Basement	Crawl Space

Exterior

Exterior Features	Dog Run, Garden, RV Hookup, Storage, Propane Tank - Owned
Roof	Asphalt, Metal
Construction	Blown-In Insulation, Cement Siding, Metal Siding, Wood Frame
Foundation	Poured

School Information

District	District No. 2
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Additional Information

Date Listed	October 4th, 2025
Days on Market	13
HOA Fees	150
HOA Fees Freq.	Annually