

# Modern Rancher Surrounded by Views

**\$339,500**  
MLS# 20122560

3 Bedroom / 2 Bath / 3 Car Garage

382 Aspen Wood Drive ~ Stevensville

2048 SF Ranch Style / 1.09 Acre

**Price Reduced!**



## The Beauty of the Valley Meets Quality and Comfort!

Finally, a house that lives up to the beauty of its setting. We have all looked at them... the house that is laid out precisely opposite to the views, the lean-to and junk pile that destroys the mountain backdrop, the manicured house on a tiny lot... not Aspen Wood. All you will find yourself saying as you wander the house, land and setting, is... "wow"!

This beautiful custom home is clever, comfortable, energy-efficient and top-notch throughout. From the vaulted great room with breathtaking views, to the truly gourmet kitchen, master retreat, hand-laid cobblestone patio, oversized 3-car garage, extra parking for RV and trailers... this home has the space, quality and thoughtful design you will enjoy and appreciate every single day.



### **The perfect marriage of natural beauty, class, privacy, and convenience**

Situated in the heart of the valley with stunning views of the Bitterroot mountains to the West and Sapphire range to the East. Minutes to the Lee Metcalf Wildlife Refuge with 2-1/2 miles of walking trails, Bitterroot River access, hundreds of bird species, hunting and fishing. Watch the migrating geese fly right overhead every season. Just 10 minutes to Stevensville and Super 1 Foods and 30 minutes to Missoula or Hamilton.

If this sounds like what you have been waiting for, call today and see it in person!

[www.AspenWoodHome.com](http://www.AspenWoodHome.com)  
(406) 203-4410  
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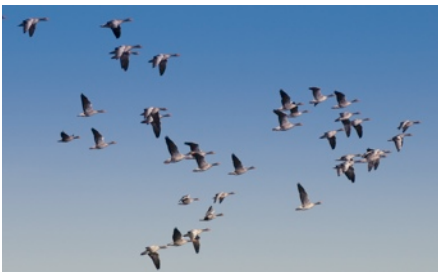


## Exterior Features:

- 1250 square-foot concrete and cobblestone patio
- 16' x 20' hand-crafted, western red cedar pergola with stone columns
- Professional landscaping by Nature's Enhancements
- Automatic sprinkler system
- 3-rail fencing and custom gates by Porterbilt
- 720 square-foot fenced garden
- Paved driveway
- Gravel parking pad, professionally built for concrete or asphalt

## Interior Features:

- No steps throughout the home
- Maple custom cabinetry by KitchenCraft
- Soft-close drawer slides on all drawers
- Under-cabinet lighting
- Granite countertops
- Large kitchen island
- Frigidaire® stainless steel microwave and dishwasher
- Dual sinks in master bathroom
- Whirlpool® jacuzzi tub
- Solid fir doors and wide hallways and entry
- Vaulted ceilings and 9-foot ceilings throughout
- Stone surround natural gas fireplace
- Picture windows
- Wood blinds
- Lennox® high-efficiency natural gas heater
- Lennox® air conditioner
- Natural gas water heater



## Surrounding Area:

- 5 Minutes to Lee Metcalf Wildlife Refuge
- 10 Minutes to Downtown Stevensville and Super 1 Foods
- 30 Minutes to Missoula or Hamilton
- Hiking trails in all directions including the nearby favorite Kootenai Creek Trail



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## Other Information:

- Property taxes (2011) : \$2312.57
- HOA dues : Approx. \$75.00 / year
- Year built : 2007
- Square feet : 2048
- Lot size : 1.09 Acres
- Well data : 153 foot depth / 35 gpm