

Real Estate

INSIDE THE MARKETPLACE

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MARKETPLACE

Missoulian **F**

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New townhomes on river frontage

*Water's Edge properties inspired
by Frank Lloyd Wright*

By **GREG MARTIN**
for Real Estate Marketplace

Watching the river flow is an easy pastime if you're sitting on the patio of one of the Water's Edge townhomes, a new residential development along the Clark Fork River directly across from Canyon River Golf Course.

The planned 20 unit community will include more than 1,100 feet of direct river view as well as sidewalks and walking trails for a spacious, open area where more than 40% of the land is designated common space with landscaping of native grasses and trees throughout. Yet, despite that, the two basic floor plans for the homes provide ample space for outside privacy.

Built as luxury duplexes by Hoyt Homes, each townhouse pairing has a space built between the one and only shared wall with soundproofing and extra insulation added as well.

Owner/developer Dick Ainsworth said the idea for the Water's Edge was to create prairie-style homes in the spirit of famed architect Frank Lloyd Wright and he tapped the creativity of MMW architects for the design. Currently, Water's Edge has two models to showcase intended to give prospective buyers ideas for how they want their

townhome to look. Both models have a myriad of customizable features to choose from – from paint colors to wall placement – depending on personal aesthetics.

"We can customize the interior any way the buyer wants," Ainsworth said.

The higher end Riverrock model is laced with Asian textures and other eye-catching stylistic flourishes. The 3,400 square foot home has an inviting front entrance with lighted paper-paned doors – called Shoji doors – along the interior hallway. This leads to an open kitchen, dining and family room space with an immediate view of the river as windows let in the entirety of the southeast facing riverfront, protected by designated riparian zones on both sides.

Upstairs is the master bedroom, which also faces the river with ample windows. One just needs to open a door to be outside on the sheltered balcony with wide roof overhangs.

"The great view downstairs just gets better upstairs," said Ainsworth.

The master bedroom has a doorway into the changing area and a long walk-through closet which rests along the north wall of the master suite, giving it a little separation from the bedroom so one person can dress without disturbing the other. The master bath also has a

balcony and includes his and her vanities and radiant heated tiled floors. In addition, the upstairs includes a guest suite and a very spacious flex room.

The 2,467 square foot Stoneybrook model has a more conventional feel. The outside glass-capped wood trellis entrance opens to a hallway that leads to a kitchen and a living room with a remarkably spacious 18-foot high vaulted ceiling, allowing open visibility to the upstairs mezzanine/loft. The master bedroom is on the main floor but like the Riverrock home, it leads right to a patio overlooking the river.

Separating the garage from the main entry is a mud room and laundry room with a utility sink. The living room boasts a craftsman-styled stone fireplace. Wood accents and surfaces, such as extensive oak wainscoting, are more common in this model than the other.

But, Ainsworth said, a person can draw from either approach when deciding what works best for them. With so many options for the inside, the one common aspect to the Water's Edge community is, well, the water's edge.

"The real key to this project is the river," Ainsworth said.

Greg Martin is a freelance writer for the Missoulian Advertising Department.



KRISTA MILLER LARSON/Missoulian

The Water's Edge Townhomes take full advantage of its key scenic attribute with walking trails along the 1,100 feet of Clark Fork River frontage.

Real Estate marketplace

By the numbers

- 319 Number of Homes on **MissoulaHomeSeller.com** Under \$200,000
- 235 Number of Featured Rental Listings on **MissoulaRentalFinder.com**
- 19 Number of Virtual Tours currently on **Missoulian.com**

Virtual Tours Online Right Now



105 Morningside
\$225,000



1058 Anglers Bend Way
\$499,550



West Shore of Flathead Lake
\$875,000

Open houses

- Water's Edge will have an open house this Sunday from 1-3 p.m. and the Stoneybrook model will be in the Parade of Homes September 17-20. Learn more about townhouses at www.watersedgemissoula.com.