

Owners Statement:

Ultra low maintenance home overlooking the brand new Jack Nicklaus Signature Golf Course, "The Idaho Club". The main floor is built to A.D.A. (Americans with Disabilities Act) specifications with 3 bedrooms and 3 bathrooms. The entire first floor is natural slate and tile with wood trim. The kitchen features beautiful cherry wood cabinets and hi end appliances. Also included are 2 roll a ways, an island cabinet and a serving table. One of the master baths features a large roll in shower with redwood, tile, and a glass block wall. The laundry room has a built in ironing center with timer and is wired for television. There are several stained glass lighting fixtures and two wooden ceiling fans in the home

The walls and soffut on the exterior of the home is made of Canadian stucco suitable for our North Idaho climate. The fascia is a wood grained PVC that never needs paint, the roofing is a 50 year composition and together they make for a nearly maintenance free exterior. The large, 1 acre lot has a minimum of landscaping but does include several raised flower beds of brick and stone.

The daylight basement features a large family room with a gas stove. There are 2 utility rooms and a 4th bedroom and bath with a 2nd Jacuzzi tub and separate shower. Also in the basement area is a work shop and a second small garage for a golf car or motorcycle.

The home is extremely well insulated and utilizes 'low e' Marvin wood clad windows upstairs and 'low e' aluminum clad downstairs. The HVA system consists of a high efficiency Lennox gas furnace with a Honeywell electronic air filter. The central air conditioning is also Lennox.

A Generac 16kw generator provides power nearly instantaneously if there is a power failure. It automatically fires up once a week and runs for twelve minutes as part of its maintenance routine.