



<b>Public Syndication</b> Yes <b>Area</b> Warm Springs in Ketchum <b>Price SqFt</b> 954.95 <b>City</b> Ketchum <b>State/Prov</b> ID <b>Zip Code</b> 83340 <b>County</b> Blaine <b>Subdivision</b> N/A <b>Parcel#:</b> RPK02750000020 <b>Waterfront</b> No	<b>Sub Type</b> Single Family Residence <b>Taxes</b> \$ 14,273 <b>Tax Year</b> 2019 <b>HOE</b> <b>Assn Dues</b> <b>Assn Dues Freq</b> <b>Spec Assess</b> <b>Spec Assmt Freq</b> <b>M. Assc or Oth</b> <b>Primary Frequency</b>
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<b>Zoning:</b> K/T-3000	<b>Terms:</b> Cash
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<b>Bedrooms</b>	4
<b>Baths</b>	4.50
<b>Parcel Acres Apx</b>	0.13
<b>Parcel Size Per</b>	Assessor
<b>Parcel SqFt Apx</b>	5,663
<b>Possession</b>	On Closing
<b>Year Built</b>	2007

<b>Construction Type:</b> Site-built (Stick) <b>Style:</b> Contemporary; Lodge; Multi-Level <b>Basement:</b> Crawl <b>Garage:</b> 2 Car; Extra Storage; Heated <b>Heat:</b> GFA; Humidifier <b>Water Heater:</b> Circulation Pump; Gas <b>Roof:</b> Shake/Shingle <b>Exterior Finish:</b> Stone/Rock; Wood	<b>Total SqFt Livable</b> 4084 <b>SF Asry Dwell Det:</b> <b>SF Bsmt-Fin w/Egress:</b> <b>SF Bsmt Fin N/Egr/In:</b> <b>SF Bsmt - Unf</b> <b>SF Deck:</b> 350 <b>SF Garage:</b> 740 <b>SF Per:</b> Assessor <b>Furnished:</b> Included
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**Driveway:** Heated; Paver  
**Road Surface:** Paved  
**Road Access:** Public  
**Water:** City Connected  
**Sewer:** City/Public  
**Documents:** Blueprints  
**Other Disclosures:** CC & R's

**Legal:** Kohls Townhomes Sublot 2  
**Excluded Items:**  
**Excluded Party:**  
**Items Included:** Compactor; Dishwasher; Disposal; Dryer; Freezer; Hood Fan; Microwave; Oven - Gas; Range - Gas; Refrigerator; Stack W/D; W/D Hookups; Washer  
**To Show:** Alarm; Prior Day Notice; Vacant; Lock Box; To Show Phone: 208.720-3252

**Features Exterior:** Deck; Handicapped Access; Irrigation Controllr; Landscaping; Sprinkler Blw Ground; Storage Closet; Undergrnd Utilities; Views  
**Features Interior:** Air Conditioning; Alarm System; Cable TV; Cathedral Ceiling; Custom Closets; Elevator; Gas Log Lighter; Handicap Features; Jetted Tub; Pantry; Radon Mitigaton Sys; Walk-in Closet  
**Specialty Rooms:** Dining Area; Great Room; Laundry; Mechanical; Utility Closet; Walk-in Closet

**Public Remarks:** Warm Springs home .25 miles to the base of Warm Springs Ski Lift. The luxurious lodge-style home offers big mountain views. This 4 bedroom/4.5 bath home has never been occupied as a primary residence, only used as a seasonal rental. The house has been meticulously maintained, offers a heated driveway and elevator with exquisite finishes throughout.  
**Realtor Remarks:** Please contact Lindi Lewallen 208-720-3252 to schedule showing. lindilewallen@gmail.com.  
**Directions:** Warm Springs Road to four way stop, left on Skiway, Right on Ritchie Drive. House is on the left.

<b>Sold Date</b>	01/29/2021	<b>Sold Price</b>	\$ 3,775,000	<b>Financing</b>	Cash
<b>List Date</b>	10/15/2020	<b>Days On Market</b>	106	<b>Exp Date</b>	
<b>Contingent</b>	Yes	<b>Contingent Remarks</b>	On Home inspection	<b>Under Contract Date</b>	01/11/2021
<b>Status Change Date</b>	01/29/2021	<b>Agent Owned</b>	No	<b>BC</b>	6.0
<b>SOC</b>	3.00	<b>SOC Type</b>	%	<b>Purchaser Name</b>	undisclosed
<b>REO</b>	No	<b>Short Sale</b>	No	<b>Owner</b>	R S Kohls Properties Id LLC
<b>Concessions</b>	Yes				

**LA:** Team Robinson Lewallen Mobile : (208) 720-3252 Office : lindilewallen@gmail.com  
**LO:** Windermere Real Estate/SV, LLC Direct : (208) 622-2700 Office : logan@windermere.com  
**SA:** Annie J Kaiser, Sun Valley Real Estate LLC CHRISTIE'S INTERNATIONAL REAL ESTATE Office : (208) 720-1225 Office : anniesunvalley@gmail.com  
**SO:** Sun Valley Real Estate, LLC Direct : (208) 726-6000

*Provided as a courtesy of*  
**Annie J Kaiser**  
 Sun Valley Real Estate, LLC  
 Office Address  
 100 North Main St  
 Ketchum, ID 83340  
 Office - (208) 720-1225  
[anniesunvalley@gmail.com](mailto:anniesunvalley@gmail.com)  
<https://dufurandkaiser.com/>