



<b>Public Syndication</b> Yes <b>Area</b> South of Ketchum <b>Price SqFt</b> 942.50 <b>City</b> Blaine County <b>State/Prov</b> ID <b>Zip Code</b> 83333 <b>County</b> Blaine <b>Subdivision</b> Golden Eagle Ranch <b>Parcel#:</b> RP002590010030 <b>Waterfront</b> Yes	<b>Sub Type</b> Single Family Residence <b>Taxes</b> \$ 26,304 <b>Tax Year</b> 2019 <b>HOE</b> No <b>Assn Dues</b> <b>Assn Dues Freq</b> Quarterly <b>Spec Assess</b> <b>Spec Assmt Freq</b> <b>M. Assc or Oth</b> <b>Primary Frequency</b>
---	--

<b>Zoning:</b> BC/R-2	<b>Terms:</b> Cash
-----------------------	--------------------

<b>Bedrooms</b> 4	<b>Construction Type:</b> Site-built (Stick)
<b>Baths</b> 5.50	<b>Garage:</b> 220 Volt; 3 Car; Attached; Extra Storage; Finished; Heated; Insulated; Water Source
<b>Parcel Acres Apx</b> 9.63	<b>Heat:</b> GFA
<b>Parcel Size Per</b> Assessor	<b>Roof:</b> Shake/Shingle
<b>Parcel SqFt Apx</b> 419,483	<b>Exterior Finish:</b> Stone/Rock; Stucco; Wood
<b>Possession</b> On Closing	
<b>Year Built</b> 2002	

<b>Total SqFt Livable</b> 10608	<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>
<b>SF Garage:</b> 1525	<b>SF Per:</b> Assessor
<b>SF Furnished:</b>	

<b>Road Surface:</b> Paved	<b>Legal:</b> GOLDEN EAGLE RANCH #2 LOT 3 BLK 1
<b>Road Access:</b> Private	<b>Excluded Items:</b> Owners Personal Property.
<b>Water:</b> Individual Well	<b>Excluded Party:</b>
<b>Sewer:</b> Septic	<b>Items Included:</b> Dishwasher; Disposal; Dryer; Hood Fan; Icemaker; Microwave; Oven - Gas; Range - Gas; Refrigerator; Washer
<b>Other Disclosures:</b> CC & R's	<b>To Show:</b> Alarm; Must Accompany; To Show Phone: Annie 208-720-1225; Owner Occ. Part-time

<b>Public Remarks:</b> Golden Eagle 9.23 acre Estate flanked by 2 Private Lakes & an Extraordinary Waterfall. European-influenced 10000 sq ft home w/ Gracious Floor Plan allows single level living with an Elevator to partial daylight basement. Extensive Outdoor Entertaining Areas, Rustic Beams, 6 Fireplaces, Gourmet Kitchen, Butler's Pantry, Private Patios, Game Room, Gym area, Wine Cave, Porte Cochere & 1525 garage.	
<b>Realtor Remarks:</b> This property is unique and has too many custom features to list. Please Call Annie for a list of architectural details. Built with the highest end finishes and attention to detail. Both neighboring properties have assembled 20 plus acres this is a private compound like property.	
<b>Directions:</b> From Hwy 75 turn W at Golden Eagle -East Fork light onto	

<b>Sold Date</b> 12/29/2020	<b>Sold Price</b> \$ 9,250,000
<b>List Date</b> 08/17/2020	<b>Days On Market</b> 134
<b>Contingent</b> Yes	<b>Contingent Remarks</b> Due Diligence
<b>Status Change Date</b> 12/31/2020	<b>Agent Owned</b> No
<b>SOC</b> 2.00	<b>SOC Type</b> %
<b>REO</b> No	<b>Short Sale</b> No
<b>Concessions</b> No	

<b>Financing</b> Cash	<b>Exp Date</b> 03/31/2021
<b>Under Contract Date</b> 11/17/2020	<b>BC</b> SRE
<b>Purchaser Name</b> Undisclosed	<b>Owner</b> Walker

**LA:** Annie J Kaiser, Sun Valley Real Estate LLC CHRISTIE'S INTERNATIONAL REAL ESTATE Office : (208) 720-1225 Office : anniesunvalley@gmail.com  
<https://dufurandkaiser.com/>

**LO:** Sun Valley Real Estate, LLC Direct : (208) 726-6000 Office : info@sunvalleyrealestate.com

**SA:** Linda Badell  
**SO:** Sun Valley Sotheby's International Realty Direct : (208) 726-5300

*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/>