



Public Syndication Yes Area Warm Springs in Ketchum Price SqFt 557.54 City Ketchum State/Prov ID Zip Code 83340 County Blaine Subdivision Sun Valley 1st Add Parcel#: RPK05500030130 Waterfront No	Sub Type Single Family Residence Taxes \$ 4,279.50 Tax Year 2018 HOE Yes Assn Dues Assn Dues Freq Spec Assess Spec Assmt Freq M. Assc or Oth Primary Frequency
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Zoning: K/LR	Terms: Cash
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Bedrooms 3	Construction Type: Site-built (Stick)
Baths 2.50	Style: 2 Story
Parcel Acres Apx 0.13	Basement: Crawl; Daylight; Partial; Walkout
Parcel Size Per Assessor	Garage: 2 Car; 220 Volt; Attached; Finished; Heated
Parcel SqFt Apx 5,706	Heat: GFA
Possession On Closing	Water Heater: Gas
Year Built 1996	Roof: Composition
Yr Remodeled Complete 2018	Exterior Finish: Masonite et al

Total SqFt Livable 2242	SF Asry Dwell Det:
SF Bsmt-Fin w/Egress: 992	SF Bsmt Fin N/Egr/In:
SF Bsmt - Unf	SF Deck:
SF Garage: 442	SF Per: Assessor
Furnished: Not Included	

Road Surface: Paved	Legal: SUN VALLEY SUB 1ST ADD REV LOT 13 BLK 3 5706SF
Road Access: Public	
Water: City Connected	
Sewer: City/Public	
Other Disclosures: CC & R's; Easement	

Excluded Items: Owners Personal Property.
Excluded Party: None
Items Included: Dishwasher; Dryer; Hood Fan; Oven - Gas; Range - Gas; Refrigerator; W/D Hookups; Washer
To Show: Occupied Owner; Prior Day Notice; Lock Box; To Show Phone: Annie 208-720-1225

Features Exterior: Deck; Fence; Landscaping; Near Park; Sprinkler Blw Ground; Views
Features Interior: Fireplace Gas; Radon Mitigaton Sys; Walk-in Closet; Window Coverings
Specialty Rooms: Bonus Room; Laundry; Walk-in Closet

Public Remarks: Youthful verve, where contemporary & classic meet. No updating required for this crisp open floor plan w/ gourmet kitchen & upper level living providing abundant natural light. Quartz countertops, stainless appliances, Dacor range, Bosch dishwasher, Wolf hood, Gas fireplace, slate entry, hardwoods, & heated paver driveway. Prime location with views & walk-ability to all of Ketchum amenities.
Realtor Remarks: Compare to a condo or townhome. No dues, No association & No hassle. Enjoy this easy to maintain home. See documents for complete list of updates. **Small landscape Easement on W side.
Directions: From Warm Springs road cross the Bigwood river and take the first left onto Exhibition. It will be the 7th home on your left. Gray and White with heated paver driveway.

Sold Date 09/13/2019	Sold Price \$ 1,200,000	Financing Cash	
List Date 06/18/2019	Days On Market 87	Exp Date 10/18/2019	
Contingent Yes	Contingent Remarks Inspections & DD	Under Contract Date 06/27/2019	
Status Change Date 09/15/2019	Agent Owned No	BC SRE	
SOC 3.00	SOC Type %	Purchaser Name Undisclosed	
REO No	Short Sale No	Owner Bigelow	
Concessions Yes			

Concessions Remarks: \$7500 Seller Credit

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/>

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Provided as a courtesy of
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 Sun Valley Real Estate, LLC
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Welcome home!



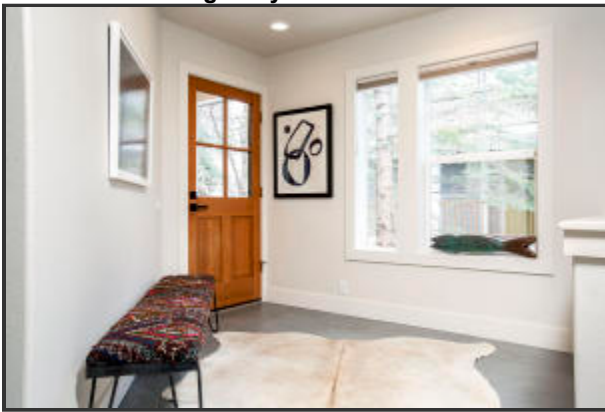
Inviting entry with wooden decking, room to sit and a sophisticated Navy Blue Door!

123 Exhibition



Paver driveway....Heated for the winter months.

Inviting entry with slate floors.



Crisp contemporary entry with slate floors.

Cozy and intimate Living room.



Cozy and intimate Living room.

Kitchen -Dinning



Kitchen - Dinning.

Tree House living Wirth Man views.



Tree House living Wirth Man views.

Tree House living Wirth Man views.



Tree House living Wirth mountain views.

Contemporary Stylish Kitchen



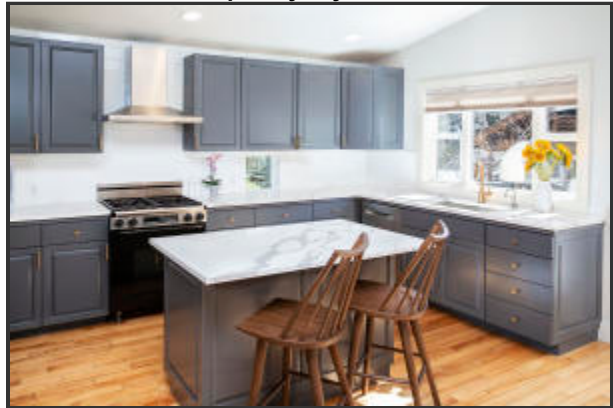
Contemporary Stylish Kitchen

Contemporary Stylish Kitchen



Kitchen with stainless sink and mtn view

Contemporary Stylish Kitchen



Contemporary Stylish Kitchen

New gas Fireplace and surround.



New gas Fireplace and surround.

SUNNY DECK OFF OF KITCHEN WITH VIEWS.



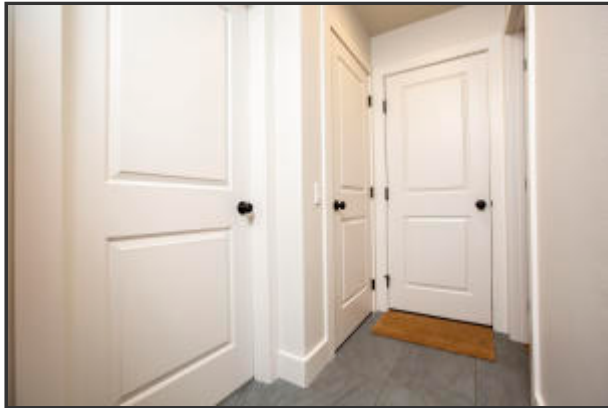
SUNNY DECK OFF OF KITCHEN WITH VIEWS.

OPEN LIVING DINIING AND KITCHEN



SUNNY DECK OFF OF KITCHEN WITH VIEWS.

New Solid doors and trim.



New solid doors and trim.

MASTER



MASTER

POWDER ROOM



POWDER ROOM ON MAIN LIVING FLOOR

SUNNY MASTER ENSUITE BEDROOM



SUNNY MASTER SUITE WITH SLIDER ONTO PATIO AND YARD.

Master bath



MASTER BATH WITH HEATED FLOOR, JETTED TUB & SHOWER.

Master Bath



MASTER BATH WITH HEATED FLOOR, JETTED TUB & SHOWER.

FLEX SPACE WITH SLIDER TO YARD.



FLEX SPACE BETWEEN THE MASTER AND BEDROOMS WITH SLIDER TO THE BACK YARD.

BEDROOM #2



GUEST ROOM #2 BATHROOMS DIRECTLY OUTSIDE THE DOOR..

BEDROOM #3



GUEST ROOM #3 BATHROOMS DIRECTLY OUTSIDE THE DOOR..

SHARED GUEST BATH



SHARED GUEST BATH

SHARED GUEST BATH



SHARED GUEST BATH

SUNNY DECK OFF OF KITCHEN WITH VIEWS.



SUNNY DECK OFF OF KITCHEN WITH VIEWS.

Back deck views....



Back deck views....

Back yard looking up at deck.



Back yard looking up at deck.

Back yard looking up at deck.



Back yard looking up at deck.

Fully fenced Back yard.



Fully fenced. Kid and pet friendly yard.

123 Exhibition Ketchum



No updating needed...Contemporary craftsman home with style and verve!

Inviting entry



Inviting entry with wooden decking, room to sit and a sophisticated Navy Blue Door!

123 Exhibition



Inviting entry with wooden decking, room to sit and a sophisticated Navy Blue Door!

123 Exhibition



123 Exhibition

WINTER VIEWS FENCE IS NOW NEW



Back yard looking towards Baldy. FENCE WAS REPLACED, ITS NEW.

WINTER VIEWS FENCE IS NOW NEW



Kitchen with mountain view. FENCE WAS REPLACED, ITS NEW.

Heated paver driveway. Home sweet home.



Paver driveway....Heated for the winter months.

123 EXHIBITION



123 EXHIBITION