



**Start Showing** 06/21/2022  
**Date**  
**Public Syndication** Yes  
**Area** South of Ketchum  
**Price SqFt** 749.59  
**City** Blaine County  
**State/Prov** ID  
**Zip Code** 83333  
**County** Blaine  
**Subdivision** East Fork  
**Parcel#:** RP00155001002A  
**Waterfront** No

**Sub Type** Single Family Residence  
**Taxes** \$ 7,816.90  
**Tax Year** 2021  
**HOE** No  
**Assn Dues**  
**Assn Dues Freq**  
**Spec Assess**  
**Spec Assmt Freq**  
**M. Assc or Oth**  
**Primary Frequency**

**Zoning:** BC/R-1

**Terms:** Cash

**Bedrooms** 4  
**Baths** 3.50  
**Parcel Acres Apx** 1.10  
**Parcel Size Per** Assessor  
**Parcel SqFt Apx** 9,148  
**Possession** On Closing  
**Year Built** 2005

**Construction Type:** Site-built (Stick)  
**Style:** 2 Story  
**Garage:** 3 Car  
**Heat:** Radiant-Floor  
**Roof:** Composition  
**Exterior Finish:** Wood

**Total SqFt Livable** 4269  
**SF Asry Dwell Det:**  
**SF Bsmt-Fin w/Egress:**  
**SF Bsmt Fin N/Egr/In:**  
**SF Bsmt - Unf**  
**SF Deck:**  
**SF Garage:** 1092  
**SF Per:** Assessor  
**Furnished:** Not Included

**Driveway:** Gravel  
**Road Surface:** Paved  
**Road Access:** Public  
**Water:** Individual Well  
**Sewer:** Septic  
**Other Disclosures:** None

**Legal:** East Fork Sub #2 Lot 2 Blk 1  
**Excluded Items:** Owner's Personal Property  
**Excluded Party:** None  
**Items Included:** Dishwasher; Dryer; Microwave; Range - Gas; Refrigerator  
**To Show:** Same Day Notice

**Specialty Rooms:** Great Room; Office

**Public Remarks:** This exceptional East Fork home is privately located on 1.1 acres with high-level craftsmanship built by Poster Construction. The floor plan is well proportioned with a great room, large flex room, ground floor primary bedroom, office, a study area, mudroom, oversized 3 car garage + a carport, large yard with front and back patios. Within walking distance and access to East Fork creek.  
**Realtor Remarks:** The home was originally built by Brian Poster as his personal residence. The trail and creek are a 2 minute walk, from the property, and are on BLM land. European white oak 10-inch wide plank flooring throughout, reclaimed Douglas Fir staircase, and post and beam work. Buyer to participate in 1031 Exchange.  
**Directions:** East at East Fork light. Take the third Right onto Ranch Lane and then Left onto Canyon. Take a Right onto Sheep Trail. The house is the second on the left. There is a turn around driveway.

<b>Sold Date</b>	07/15/2022	<b>Sold Price</b>	\$ 3,200,000	<b>Financing</b>	Cash
<b>List Date</b>	06/07/2022	<b>Days On Market</b>	38	<b>Exp Date</b>	06/23/2023
<b>Contingent</b>	No	<b>Under Contract Date</b>	06/22/2022	<b>Status Change Date</b>	07/16/2022
<b>Agent Owned</b>	No	<b>BC</b>	SVR	<b>SOC</b>	2.50
<b>SOC Type</b>	%	<b>Purchaser Name</b>	undisclosed	<b>REO</b>	No
<b>Short Sale</b>	No	<b>Owner</b>	Tedesco	<b>Concessions</b>	No

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*Provided as a courtesy of*  
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**205 Sheep Trail Lane East Fork**



205 Sheep Trail Lane East Fork

**1.1 Acres 205 Sheep Trail East Fork**



205 Sheep Trail Lane 1.1 Acres in East Fork

**Living room Great Room**



Living room - Great room with vaulted T & G ceilings. Abundant Light

**Views, Privacy, Quiet**



Views, Privacy, Quiet

**Living Room Great Room**



Living Room Great Room from the kitchen - Dining area.

**Kitchen with**



Kitchen w Viking Range, Sub Zero Refrigerator. Pantry, Powder, Office & Laundry- Mud Room all adjacent.

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**Main Floor Primary Suite**



Main Floor Primary Suite w/ His- Her Closets. French doors open onto Private Patio. Lots of windows & Light.

**Primary Main Floor En-suite Bathroom**



Primary Main Floor En-suite Bathroom

**Primary Main Floor En-suite Bedroom**



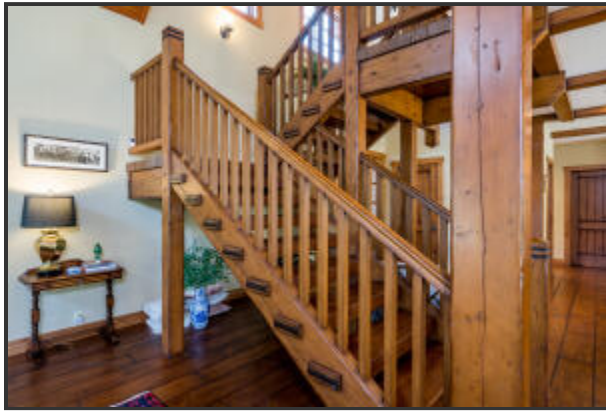
Primary Main Floor En-suite Bathroom

**Looking into Great Room**



Looking into Great Room

**Reclaimed Fir Mortise & Tendon Staircase**



Reclaimed Fir Mortise & Tendon Staircase

**1 Of 3 upstairs bedrooms**



1 of 3 Upstairs Bedrooms large Bedrooms with Walk In Closets

**2nd of 3 Upstairs Bedrooms.**



2nd of 3 Upstairs large Bedrooms with Walk In Closets

**Upstairs Bath outside of bedroom 1 & 2**



Upstairs Bath outside of bedroom 1 & 2

**Upstairs Open office space**



Flex Space - Office area Upstairs outside of the Bedrooms

**Extra space. W/ D laundry hookups**



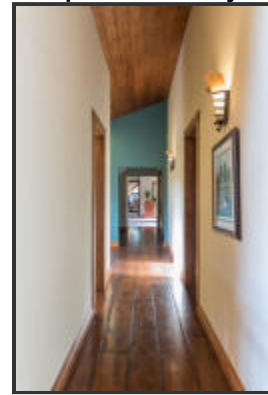
Extra space upstairs with W/D hookups in closet.

**Large Flex space TV area with mini bar**



Large Flex space TV area with Refrigerator and Sink. Door way leads to 4th bedroom w/ ensuite bathroom.

**Upstairs Hallway**



Upstairs Hallway

**4th Bedroom with ensuite bathroom**



4th Bedroom with ensuite Bathroom

**Ensuite bath for 4th bedroom.**



Ensuite bath for 4th bedroom. (Upstairs)

**Main Level Office off of the Kitchen**



Main Level Office off of the Kitchen

**Large Mud Room - Laundry Room**



Large Mud Room - Laundry Room Off of the 1092 square foot 3 car garage.

**Large Mud Room - Laundry Room**



Large Mud Room - Laundry Room

**Powder Main Floor**



Powder Main Floor off of the Kitchen

**Entry**



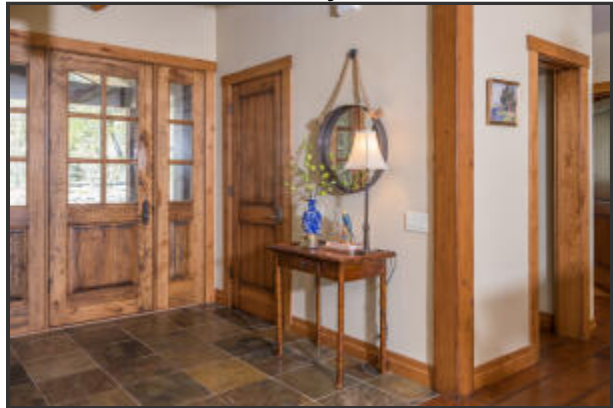
Entry

**Front Entry 205 Sheep Trail Lane**



Front Entry 205 Sheep Trail Lane

**Entry**



Entry

**Hot tub with a View!**



Hot tub with a View!

**1557 square feet of pavers**



1557 square feet of pavers.

**East Fork Creek located on BLM land**



East Fork Creek located on BLM land a 2 minutes walk from the house.

**205 Sheep Trail Lane**



205 Sheep Trail Lane 1.1 Acres in East Fork

**East Fork Creek located on BLM land**



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**BLM access to East Fork Creek**



BLM access to East Fork Creek

**Aerial**



Aerial