



Public Syndication Yes Area South of Ketchum Price SqFt 949.71 City Blaine County State/Prov ID Zip Code 83340 County Blaine Subdivision Gimlet Parcel#: RP002300000010 Waterfront Yes	Sub Type Single Family Residence Taxes \$ 37,673.22 Tax Year 2017 HOE Assn Dues \$ 2,000 Assn Dues Freq Annual Spec Assess Spec Assmt Freq M. Assc or Oth Primary Frequency
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Zoning: BC/R-2	Terms: Cash
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Bedrooms	11
Studio/Loft	Studio
Baths	11.00
Parcel Acres Apx	7.02
Parcel Size Per	Assessor
Parcel SqFt Apx	305,704
Possession	On Closing
Year Built	2003
Yr Remodeled Complete	2017

Construction Type: Site-built (Stick) Style: 2 Story; Contemporary Basement: Partial Garage: 4+ Car; Attached; Detached; Extra Storage; Finished; Heated; Insulated Heat: GFA; Radiant-Floor Roof: Shake/Shingle Exterior Finish: Shingle; Stone/Rock; Stucco; Wood	Total SqFt Livable 15789 SF Asry Dwell Det: 9777 SF Bsmt-Fin w/Egress: SF Bsmt Fin N/Egr/In: SF Bsmt - Unf 684 SF Deck: SF Garage: 2146 SF Per: Assessor Furnished: Not Included
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Driveway: Heated; Paver
Road Surface: Paved
Road Access: Public
Water: Individual Well
Sewer: Septic
Documents: Aerial View; Constr/Floor Plan; Plat; Site Plan
Other Disclosures: CC & R's; Flood Plain; Floodway; Wetlands

Legal: Gimlet Sub #9 Lot 1 & 2 RP002300000010 RP002300000020
Excluded Items: All furnishings & artwork, including exterior sculptures.
Excluded Party:

Items Included: Dishwasher; Dryer; Freezer; Hood Fan; Icemaker; Microwave; Oven - Gas; Range - Gas; Refrigerator; Washer
To Show: Alarm; Must Accompany; To Show Phone: (208) 720-5557

Features Exterior: Balcony; Deck; Fence; Greenhouse; Horses Allowed; Hot Tub/Spa; Landscaping; Outbuildings; Patio; Pool; Shed; Sprinkler Blw Ground; Storage Closet; Tennis Court; Undergrnd Utilities; Views
Features Interior: Air Conditioning; Alarm System; Cable TV; Custom Closets; Fire Sprinkler; Gas Log Lighter; Gym; High Ceilings; High Effic. Toilets; His/Hers Primary Bath; Multiple Fireplaces; Pantry; Progmabl Thermostat; Radon Mitigaton Sys; Sauna; Shop Space; Steam Shower; Walk-in Closet; Wet Bar; Window Coverings; Wine Storage
Specialty Rooms: Apartment; Bonus Room; Breakfast Nook; Den; Dining; Dining Area; Exercise; Family; Foyer/Entry; Full Bath; Game; Great Room; Guest House; Laundry; Library; Mechanical; Media; Office; Sunroom; Utility Closet; Walk-in Closet; Wine Cellar

Public Remarks: There may be no finer property to grace the banks of the Big Wood River than this exclusive compound. Thoughtfully designed and meticulously crafted, this property features an exquisite main house with two charming guest houses and separate caretaker's quarters, which, combined, create an unrivaled, gated, riverside retreat on 7.02 acres. Start every morning and end every evening by the ...
Realtor Remarks: Two river front lots! Installed county approved riprap to ensure property is safe during high water years. www.riverhousegimlet.com
Directions: From Ketchum, head S on Hwy 75. After 4 miles, turn L onto Gimlet Rd and continue on Gimlet Rd. After 1/2 mile, turn L onto Madison Ave then L onto Sutton Pl. Property located at end of Sutton Pl.

Sold Date	12/17/2021	Financing	N/A	List Date	12/18/2019
Days On Market	730	Exp Date		Contingent	No
Under Contract Date	11/16/2021	Status Change Date	12/22/2021	Agent Owned	No
BC	SIR	SOC	2.50	SOC Type	%
Purchaser Name	Undisclosed	REO	No	Short Sale	No
Owner	Tierney	Concessions	No		

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Co-LA: Linda Badell and Lauren Jones, Badell Jones Real Estate Services of Compass Mountain West, LLC

SA: Brad DuFur Office : (208) 309-7035 Office : brad@sunvalleyrealestate.com
SO: Sun Valley Real Estate, LLC Direct : (208) 726-6000

Provided as a courtesy of

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Main House



Located on two riverfront lots, over 7 acres total

The River House



Over 1,100 feet of Big Wood riverfront

Peaceful Outdoor Spaces



Spacious yard & private estate

River House in Winter



Beautiful in all seasons

Aerial



4 Residences: Main House, Guest House, Retreat House, & Caretakers House
+ Wine Cellar, Green House, Gatehouse, Pool, Jacuzzi, & Tennis Court

Driveway Entrance

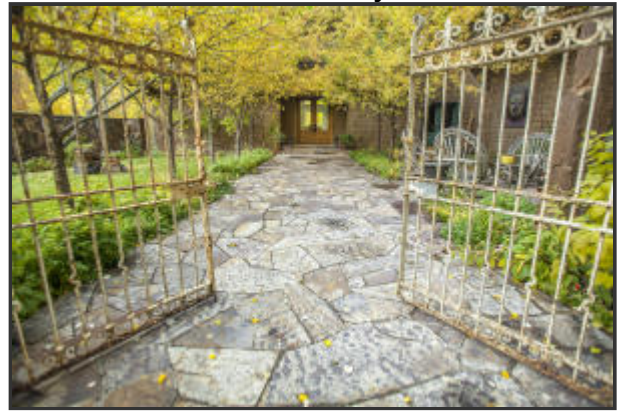


Heated paver driveway

Main House Front Entrance Gateway



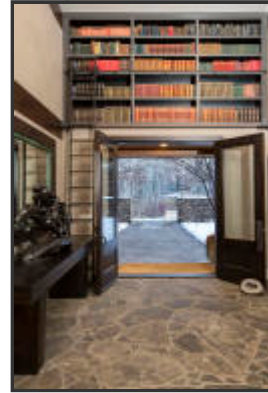
Entrance Courtyard



Front Door



Front Doorway with Built-in Bookshelves



Grand Living Room



Floor to ceiling stone fireplace

Grand Living Room



The French doors open to an expansive stone patio & outdoor living space

17



Custom antique wet bar.

Main House Dining Room



Open Dining Room & Kitchen Floor Plan



Custom Gourmet Kitchen



Custom Hood & Luxury Appliances

Main House Kitchen



Custom Gourmet Kitchen



Butler Pantry



Full size wine refrigerator, sink, half refrigerator, & half freezer plus ample storage and counter space

Sunroom



150 degree views

Floor to Ceiling Windows



Serene Master Bedroom



French doors open to a private deck. Fall asleep to the sound of the Big Wood River

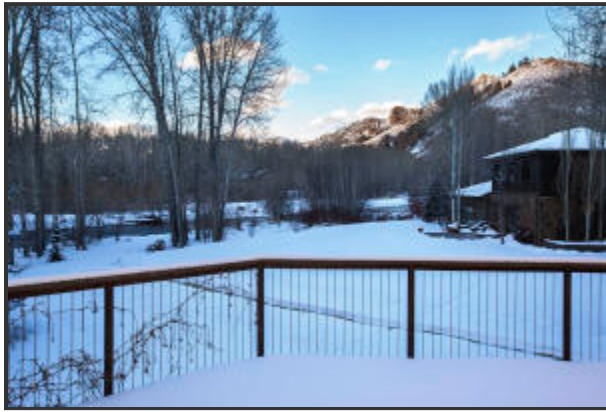
Ideal Breakfast Room



Master Bedroom Deck



View from Private Master Bedroom Deck



Master Bath



His & Hers vanities, water closets, & full walk-in closets

Master Bath



Luxurious marble shower, free-standing tub, & custom cabinetry

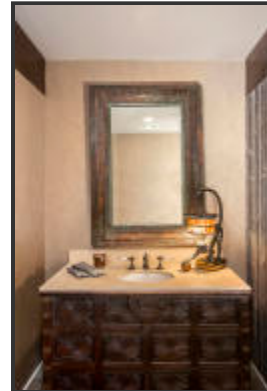
His Master Closet



Media Room



Powder Room



Guest Room #1



One of three guest bedrooms in the main house

Ensuite Guest Bath



Guest room #2



Guest Room #3 or Office



Now converted to an office

Main House Stairway Details



Two stairways lead to the upstairs bedrooms, including a private stair to the Master Bedroom Suite

Main Floor Gym



Jacuzzi Tub



Jacuzzi tub off of media room

Greenhouse



Retreat Entertainment Residence



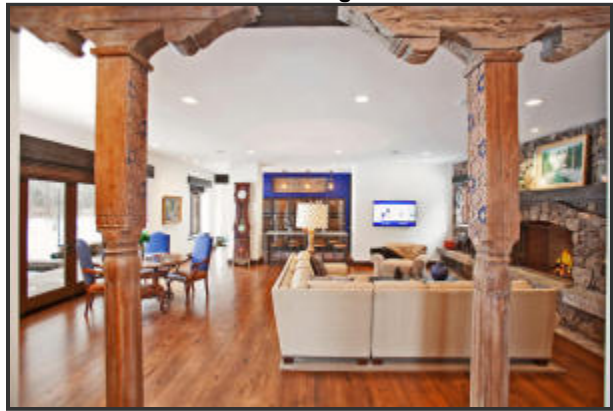
Retreat Entry



Retreat House Architectural Elements



Retreat Living Room



Cozy gathering & entertaining space



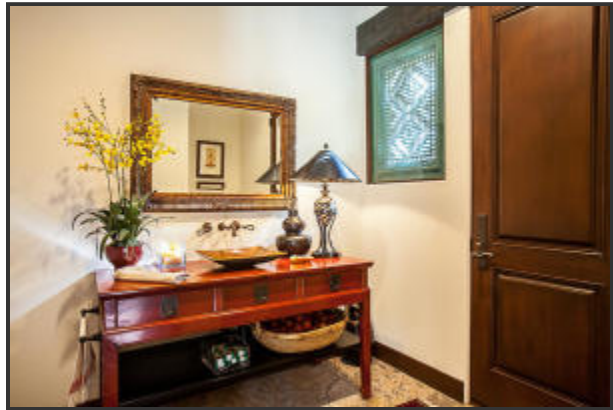
Five Full-Size Wine Refrigerators



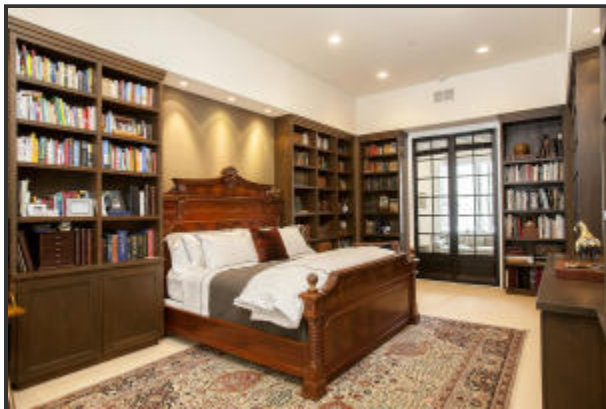
Retreat House Kitchen



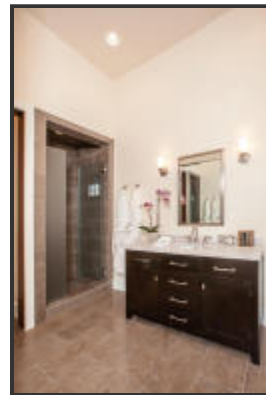
Retreat Powder



Retreat Master Bedroom



Retreat Ensuite Master Bath



Retreat Guest Bedrooms



Retreat sauna & shower



Separate guest bedroom & bunk room

Retreat Guest Room #1



Retreat Guest Bath #1



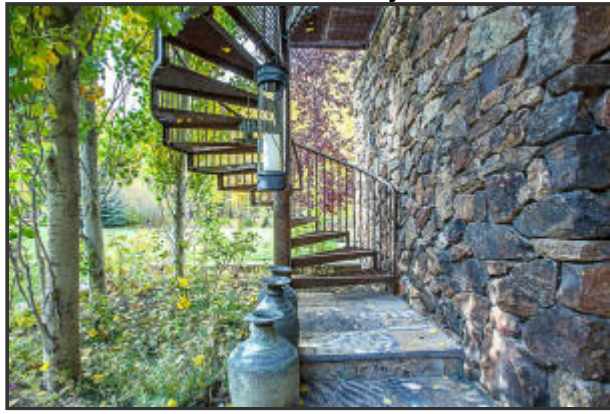
Retreat Bunk Room



Retreat Guest Bath #2



Retreat stairway



Retreat Entertainment Loft



Exterior spiral staircase leads to a treetop game & entertainment room All glass Nanawall doors open for a treetop indoor-outdoor game room

Retreat House Pool



Heated pool with water feature

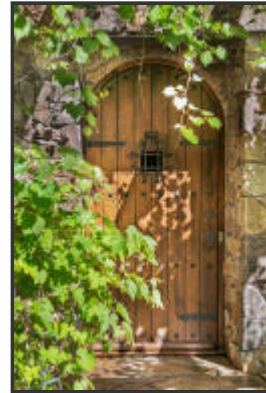
Retreat house pool



Riverfront Living



Temperature Controlled Wine Room



Wine Room



Wine Cellar



2,500 wine bottle storage & wine tasting room

Riverfront in the fall



Blue Ribbon fishing right out your backdoor

Guest House



Separate two bedroom guest house

Guest House Living



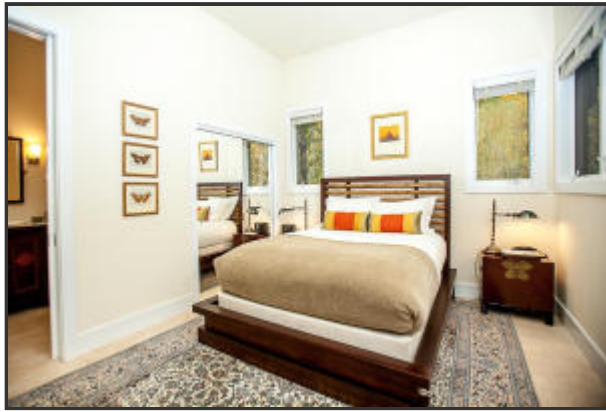
Cozy living space with private stone patio

Guest House Room #1

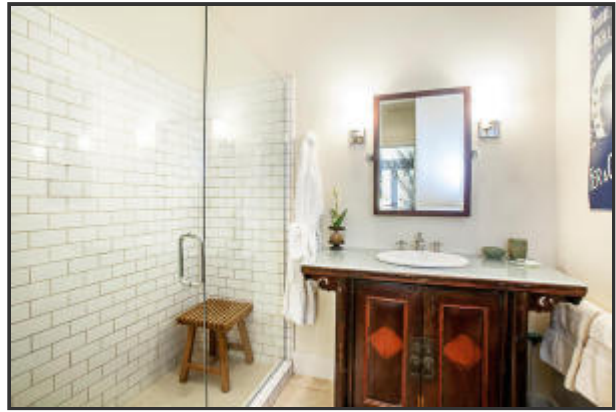


Each guest room is ensuite

Guest House Room #2



Guest House Bath



Tennis court



Main House Outdoor Entertaining



Tennis court with viewing deck

Outdoor Living Space



With built-in gas-light fire pit

Outdoor Living Space



Spectacular art display ** sculpture is not included in sale of property

Numerous Outdoor Living Spaces



Three separate outdoor stone patios, ideal for entertaining

Expansive Yard

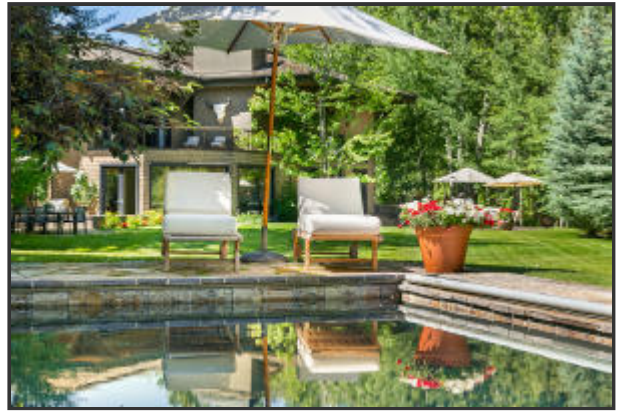


Gatehouse



Extra storage for toys & equipment

Retreat Pool House

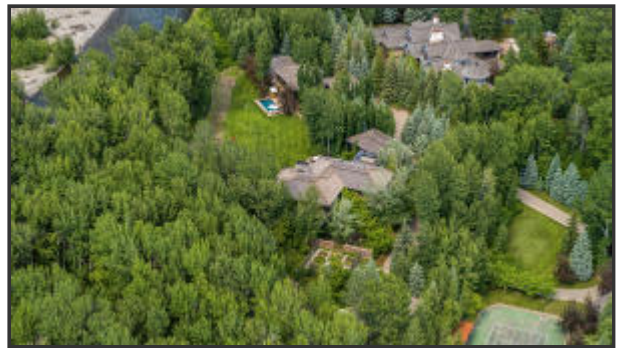


Attached 2 Car Heated Garage



Glass Garage Doors & Disco Ball to show-off your finest ride

Private Gimlet River Estate



Located at the end of a stunning tree-lined road in Gimlet neighborhood

Walking Path



Pathway



Summer Solace



Entertainment Area



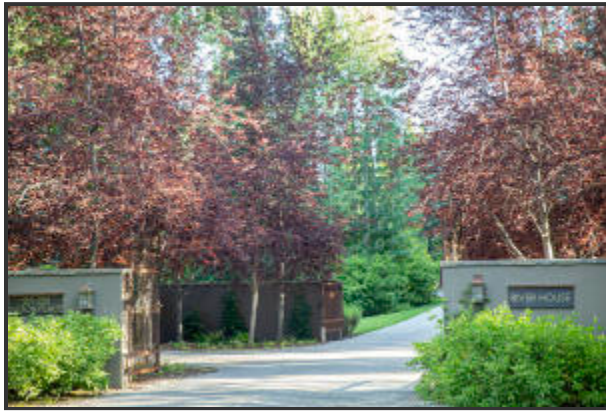
Entertainment Center



Entrance



Secluded Entrance



Tennis Court



Tennis



Enjoyment Areas



Entertainment Areas



Special Spot by the Big Wood River



Sitting by the river



Sitting with home view



Summer Evening



Summer Evening

