


<b>Prop Type:</b> Vacant Land		<b>Status:</b> Closed	<b>Address:</b> 402 Sun Peak Dr	<b>Price:</b> \$ 1,950,000
	<b>Start Showing Date</b>		<b>Sub Type</b>	Residential Land
	<b>Area</b>	Sun Valley	<b>Taxes</b>	\$ 0
	<b>City</b>	Sun Valley	<b>Tax Year</b>	
	<b>State/Province</b>	ID	<b>Assn Dues</b>	
	<b>Zip Code</b>	83353	<b>Assn Dues Frequency</b>	
	<b>County</b>	Blaine	<b>Spec Assess</b>	
	<b>Subdivision</b>	White Clouds PUD- corect'd	<b>Spec Assmt Frequency</b>	
	<b>Assessor's Parcel #</b>	TBD	<b>Primary Assc or Other</b>	
	<b>Waterfront if Appcbl</b>	No	<b>Primary Frequency</b>	
	<b>Zoning:</b>	SV/RM-1	<b>Waterfront if Appcbl</b>	No
<b>Parcel Acres Apx</b>	0.91	<b>Documents:</b>	<b>Terms:</b> 1031; Cash; New Loan	
<b>Parcel Size Per</b>	Plat	<b>Other Disclosures:</b>	<b>Utilities On Site:</b> City/Public Water; Electric; Gas; Sewer	
<b>Parcel SqFt Apx</b>	39,640		<b>Utilities at Road:</b> Cable; City/Public Water; Electric; Gas; Sewer; Telephone	
<b>Possession</b>	On Closing		<b>Waterfront:</b> No	
<b>Road Surface:</b>	Paved	<b>Legal:</b> White Clouds Corrected PUD Lot 40, Block 2		
<b>Road Access:</b>	Public	<b>Features Exterior:</b> Views		

**Public Remarks:** The second and final phase of Sun Valley's most exclusive luxury neighborhood is here. Sun Valley Company is offering 12 gracious homesites, each with exceptional mountain views, ample space and all-day sunshine along the White Clouds Golf Course. Lot 40 has views of Bald Mountain and a 4895 SF building envelope.

**Directions:** Sun Valley Road to Diamond Back Road. Right on Sun Peak Drive. Lot 40 is on east end of Sun Peak Circle.

*Provided as a courtesy of*

**Brad DuFur**

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Image 1 | Lot 40



White Clouds, Phase II | Lot 40