



Start Showing 07/07/2021
Date
Public Syndication Yes
Area Sun Valley
Price SqFt 709.84
City Sun Valley
State/Prov ID
Zip Code 83353
County Blaine
Subdivision Other
Parcel#: RPS0438000010
Waterfront No

Sub Type Single Family Residence
Taxes \$ 10,634.12
Tax Year 2020
HOE Yes
Assn Dues \$ 0
Assn Dues Freq
Spec Assess
Spec Assmt Freq
M. Assc or Oth
Primary Frequency

Zoning: SV/RS-1

Terms: Cash

Bedrooms 5
Baths 5.50
Parcel Acres Apx 1.08
Parcel Size Per Assessor
Parcel SqFt Apx 47,045
Possession On Closing
Year Built 2009

Construction Type: Site-built (Stick)
Style: 2 Story
Basement: Finished
Garage: 4+ Car
Heat: Radiant-Floor
Water Heater: Gas
Roof: Metal; Shake/Shingle
Exterior Finish: Stucco

Total SqFt Livable 5628
SF Asry Dwell Det:
SF Bsmt-Fin w/Egress: 1296
SF Bsmt Fin N/Egr/In:
SF Deck:
SF Garage:
SF Per: Assessor
Furnished:

Driveway: Asphalt
Road Surface: Paved
Road Access: Private
Water: City Connected; Individual Well
Sewer: Septic
Other Disclosures: None

Legal: North View Subdivision Lot 1
Excluded Items: Contact Brad for a list of exclusions.
Excluded Party:
Items Included: Dishwasher; Oven - Elec; Range - Gas
To Show: Prior Day Notice; To Show Phone: Brad 208-309-7035

Specialty Rooms: Dining

Public Remarks: This Sun Valley home has it all – location, size, privacy, a guest house and 5 garage bays. Its floor plan has a large, finished basement offering flexibility to add a bedroom and media room . The charming guest house has privacy from the main house. Open views. Great outdoor living spaces. Conveniently located near the bike path. A few minutes' drive to Baldy ski area (River Run) and Ketchum.
Realtor Remarks: Owner is Glassmeyer Properties Limited Partnership. Roof of main house is wood shake and metal tiles on guest house. There will be a deed restriction recorded on the neighboring property to protect the views. Contact Brad for details. Rose Ct. is a private drive and there will be a shared maintenance agreement for snow removal and driveway maintenance with 1 & 3 Rose Ct.
Directions: From Ketchum, take Hwy 75 south to Elkhorn Road stop light, turn left and take your next immediate left onto Rose Ct. House is at the end of the street.

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|--------------------|------------|----------------------------|---------------------|---------------------------|------------|
| Sold Date | 11/15/2021 | Sold Price | \$ 3,500,000 | Financing | Cash |
| List Date | 07/02/2021 | Days On Market | 136 | Exp Date | |
| Contingent | Yes | Under Contract Date | 09/15/2021 | Status Change Date | 11/19/2021 |
| Agent Owned | No | BC | sre | SOC | 2.50 |
| SOC Type | % | Purchaser Name | Undisclosed | REO | No |
| Short Sale | No | Owner | See Realtor Remarks | Concessions | No |

LA: Brad DuFur Office : (208) 309-7035 Office : brad@sunvalleyrealestate.com <https://dufurandkaiser.com/>
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SA: Annie J Kaiser, Sun Valley Real Estate LLC CHRISTIE'S INTERNATIONAL REAL ESTATE Office : (208) 720-1225 Office : anniesunvalley@gmail.com
SO: Sun Valley Real Estate, LLC Direct : (208) 726-6000

Provided as a courtesy of
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Front Elevation



Front Elevation

5 & 7



Front Entry



Back Yard



Back Yard



Living Room



Sitting Area



Kitchen



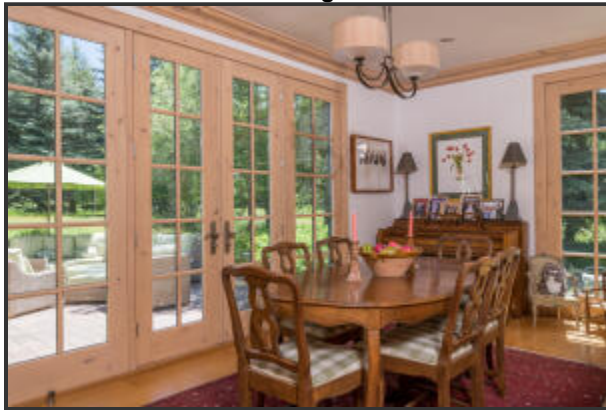
Kitchen



Dining



Dining 2



Entry Area



Mud Room



Laundry



Master



Master Bath



Guest Bedroom 1



Guest Bathroom 1



Guest Bedroom 2



Guest Bathroom 2



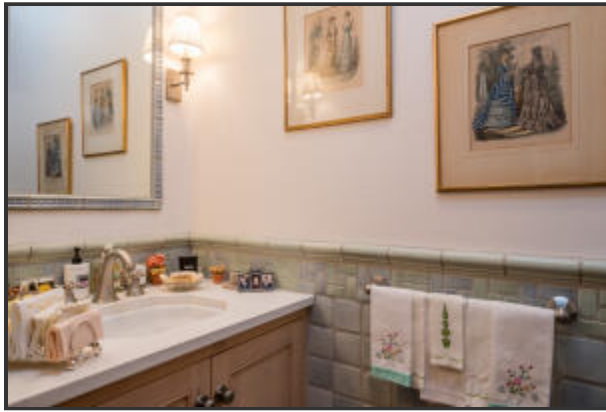
Guest Bedroom 3



Guest bathroom 3



Powder



Basement



Basement



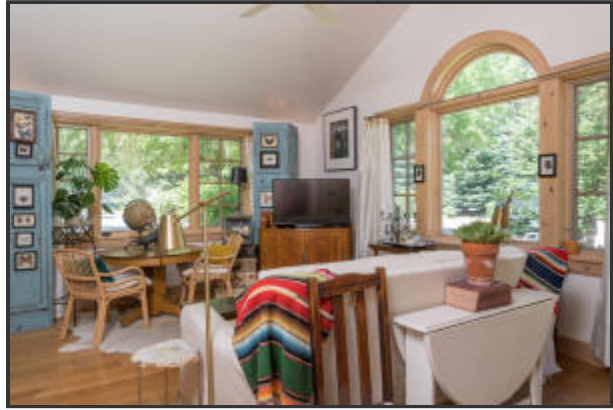
Guest House



Guest House Kitchen



Guest House Living Room



Guest House Bedroom



Guest House Bathroom



Patio



Patio

