



Public Syndication Yes
Area North of Ketchum
Price SqFt 1180.29
City Blaine County
State/Prov ID
Zip Code 83340
County Blaine
Subdivision Adams Gulch
Parcel#: RP0016800004A
Waterfront Yes

Sub Type Single Family Residence
Taxes \$ 34,720
Tax Year 2022
HOE No
Assn Dues \$ 2,000
Assn Dues Freq Annual
Spec Assess
Spec Assmt Freq
M. Assc or Oth
Primary Frequency

Zoning: BC/R-1; BC/R-10

Terms: Cash

Bedrooms 5
Studio/Loft Plus Loft
Baths 6.50
Parcel Acres Apx 4.60
Parcel Size Per Assessor
Parcel SqFt Apx 200,376
Possession On Closing
Year Built 2004

Construction Type: Site-built (Stick)
Style: 2 Story; Chalet; Lodge
Basement: Finished; Full
Garage: 3 Car; Attached; Extra Storage; Finished; Heated; Insulated; Water Source
Heat: GFA; Radiant-Floor
Roof: Shake/Shingle
Exterior Finish: Stone/Rock; Wood

Total SqFt Livable 12624
SF Asry Dwell Det:
SF Bsmt-Fin w/Egress:
SF Bsmt Fin N/Egr/In:
SF Bsmt - Unf
SF Deck:
SF Garage: 1192
SF Per: Assessor
Furnished: Not Included

Driveway: Gravel; Heated; Paver
Road Surface: Paved
Road Access: Easement; Private
Water: Individual Well; Water Rights
Sewer: Septic
Documents: Aerial View; Constr/Floor Plan; Plat
Other Disclosures: CC & R's; Easement; Flood Plain; Floodway; Wetlands

Legal: FLOWERS HOMESTEAD SUB AM LOT 4A BLK 1
Excluded Items: All owners personal property including artwork, rugs, furnishings and accessories.
Excluded Party:
Items Included: Cooktop; Dishwasher; Disposal; Dryer; Hood Fan; Microwave; Oven - Elec; Range - Gas; Refrigerator; Stack W/D; Washer
To Show: Alarm; Must Accompany; Same Day Notice; Lock Box; To Show Phone: Call Suzanne or Noah; Owner Occ. Part-time
Selling Info: Selling BC: Sre

Features Exterior: Balcony; Deck; Dog Run; Fence; Hot Tub/Spa; Irrigation Controllr; Landscaping; Patio; Sprinkler Blw Ground; Storage Closet; Undergrnd Utilities; Views
Features Interior: Air Conditioning; Alarm System; Cathedral Ceiling; Custom Closets; Fireplace Gas; Fireplace Wood; Gas Log Lighter; Gym; High Ceilings; His/Hers Primary Bath; Jetted Tub; Lock Off; Main Flr Primary Bdrm; Multiple Fireplaces; Pantry; Radon Mitigaton Sys; Steam Shower; Walk-in Closet; Wet Bar; Window Coverings; Wine Storage
Specialty Rooms: Apartment; Breakfast Nook; Den; Dining; Dining Area; Exercise; Family; Foyer/Entry; Full Bath; Game; Laundry; Library; Loft; Mechanical; Media; Office; Other; Utility Closet; Walk-in Closet; Wine Cellar

Public Remarks: Stunning 5 bedroom, 6.5 bath mountain lodge located just north of Ketchum on 4.6 acres and steps away from the Adams Gulch Trail System. The home designed by Janet Jarvis has a thoughtful layout combining intimacy with dramatic open living spaces, making this home a dream for both entertaining and small gatherings. Luxurious amenities include media and game rooms, 6 fireplaces, and heated pavers.

Directions: Head North on 75 through the Saddle Light. Turn into Adams Gulch Road, cross the bridge and go to stop sign. Left at stop sign and home will be the first driveway to your left.

Sold Date	06/23/2023	Sold Price	\$ 14,900,000	Financing	Cash
List Date	05/17/2023	Days On Market	37	Exp Date	
Contingent	Yes	Under Contract Date	05/18/2023	Status Change Date	06/23/2023
Agent Owned	No	BC	SRE	SOC	2.50
SOC Type	%	Purchaser Name	Undis	REO	No
Short Sale	No	Owner	Ricks	Concessions	No

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71 AG Back Exterior



Front Entrance



Front



71 Adams Gulch



71 AG Back Yard & Creek



Heated paver deck



Great Room



Living and Dining



Living Fireplace



Living Room Nook



Dining



Back deck



Back yard



Kitchen



Kitchen



Kitchen



Den off Kitchen



In Kitchen Dining



covered deck off kitchen



TV Room



range



Primary Bedroom on Main Floor



Primary Bedroom heated deck



Main Floor Primary



Primary Bath



Primary Bath



Primary Closet



Office (Possible Bedroom 6)



Upstairs Bedroom 2



Bathroom 2 between bedrooms 2 and 2



Upstairs Bedroom 3



Bunks in Bedroom 4



Bathroom for Bedroom 4



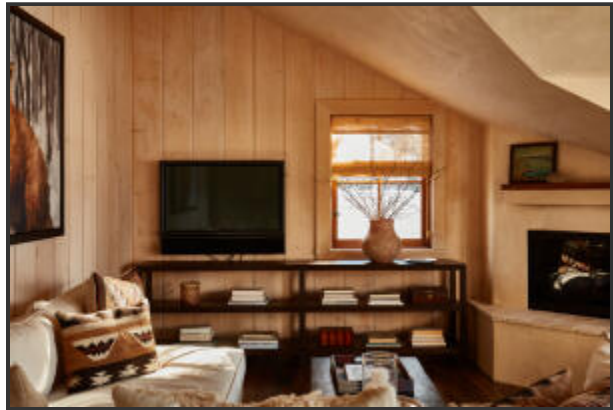
Mudroom/Stairwell to Guest Suite



Guest Suite



GS Detail



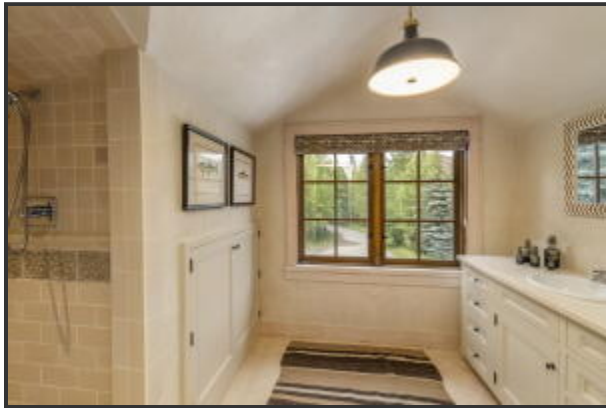
Guest Suite



GS Bedroom (5)



Guest Suite Bathroom



Game Rm



GR Pool Tbl



Game Room



Media Room



Media Room Seating



Ping Pong/Gym



Full bath 5 and steam room



Foosball Room



Simulator Room J



Mudroom detail



Loft



Powder Room 2



71



71 AG

