

<b>Prop Type:</b> Vacant Land	<b>Status:</b> Closed	<b>Address:</b> 105 Holiday Lane	<b>Price:</b> \$ 2,195,000
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<b>Start Showing Date</b>		<b>Sub Type</b>	Single Family Residence
<b>Area</b>	Ketchum	<b>Taxes</b>	\$ 3,663.32
<b>City</b>	Ketchum	<b>Tax Year</b>	2022
<b>State/Province</b>	ID	<b>Assn Dues</b>	
<b>Zip Code</b>	83340	<b>Assn Dues Frequency</b>	
<b>County</b>	Blaine	<b>Spec Assess</b>	
<b>Subdivision</b>	Sun Valley 1st Add R	<b>Spec Assmt Frequency</b>	
<b>Assessor's Parcel #</b>	RPK05500020110	<b>Primary Assc or Other</b>	
<b>Waterfront if Appcbl</b>	No	<b>Primary Frequency</b>	
		<b>Waterfront if Appcbl</b>	No
		<b>Concession Negotiable</b>	No
		<b>Concession Remarks</b>	

<b>Zoning:</b>	K/LR	<b>Terms:</b>	1031
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<b>Parcel Acres Apx</b>	0.20
<b>Parcel Size Per</b>	Assessor
<b>Parcel SqFt Apx</b>	8,712
<b>Possession</b>	On Closing

<b>Documents:</b>	Aerial View; Constr/Floor Plan; Site Plan
<b>Other Disclosures:</b>	None

<b>Utilities On Site:</b>	City/Public Water; Electric; Sewer
<b>Utilities at Road:</b>	Cable; Gas; Sewer
<b>Waterfront:</b>	No

<b>Road Surface:</b>	Paved
<b>Road Access:</b>	Public

<b>Legal:</b> SUN VALLEY SUB 1ST ADD REV LOT 11 BLK 2 8450 SF
<b>Features Exterior:</b> Near Park; Views; Undergrnd Utilities

**Public Remarks:** Elevated lot with unobstructed commanding views of Ketchum and Dollar Mountain, close proximity to town, the Bigwood River, the bike path, & Warm Spring's Lodge, and with all-day sunshine. Coveted neighborhood at the end of a private cul-de-sac. One of the last remaining undeveloped Ketchum lots. The property can potentially be joined with small house adjacent 119 Corrock

**Directions:** Warm Springs Road to River Run Lane, left on Corrock Drive and then left onto Holiday Lane. Look for the sign & chairs.

Concessions Remarks: Commission

	<p><i>Provided as a courtesy of</i>  <b>Annie J Kaiser</b>          Sun Valley Real Estate, LLC          Office Address          100 N Main St          Ketchum, ID 83340          Office - (208) 720-1225  <a href="mailto:anniesunvalley@gmail.com">anniesunvalley@gmail.com</a>  <a href="http://www.sunvalleyrealestate.com">http://www.sunvalleyrealestate.com</a></p>
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