

**6,400+ SF Home and  
2,100 SF Shop/Garage on 1 Acre  
Minimum Bid Only \$449,000!!**

# **AUCTION**

**1022 Bitterroot Drive, McCall, Idaho  
Saturday, August 29th @ 11AM On-Site**

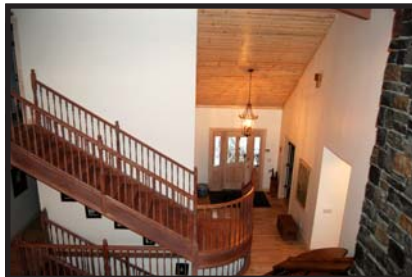
**Directions: N. on 3rd (Hwy 55), E. on Deinhard, N. on Spring Mtn. Ranch Blvd., E. on Bitterroot Dr.**

**\*Realtors!! 3% Commission For Accepted Offer  
Before Auction; 2% Commission Day of Auction\***



## ***Mountain Contemporary in Spring Mountain Ranch***

Amazing 6,400+ sq.ft. custom home plus 2,100 sq.ft. heated unfinished garage/shop on .96 acres. 3 master suites and 2 additional bdrms, oversized eat-in kitchen with walk-in pantry. Large family room and formal dining room. Spacious finished lower level ideal for a home theatre. Bonus room above garage. 3 gas fireplaces and 2 gas stoves add a cozy feeling. 2x6 construction and ultra 93% efficient furnace. Top of the line Andersen Windows. Professionally landscaped. Multiple storage areas. Laundry rooms on main floor and upper level. Subdivision amenities include outdoor swimming pool, hot tub, tennis courts, and weight room. See website for additional property information.



**Terms:** Minimum bid \$449,000. 5% Buyers premium added to final live bid price to arrive at total purchase price. \$50,000 due as the nonrefundable deposit on auction day (personal checks accepted). Balance due within 30 days at closing. Properties are sold with no contingencies. Please inspect and conduct all due diligence prior to auction. Corbett Bottles Real Estate Marketing LLC, represent the Seller only. Broker/Agent participation invited. BUYER & BUYER'S AGENTS TO VERIFY ALL INFO., PROPERTY SOLD "AS-IS".



**CORBETT BOTTLES  
REAL ESTATE MARKETING, LLC**

**208.888.9563**

**208.377.5700**

**[www.CorbettBottles.com](http://www.CorbettBottles.com)**

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