

ALL FIELDS DETAIL



MLS #	98415858	Land Size	Over 40 Acres
Status	New	# Beds	4
Type	Single Family w/ Acreage	Garage Capacity	3
Address	3435 Fish Lake Road	Age	11 - 20 Years
Address 2		Level	Two Story
City	New Meadows		
State	ID		
Zip	83654		
Area	New Meadows - 1920		
Class	Residential		
Asking Price	\$449,000		
Sale/Rent	For Sale		
IDX Include	Yes		

GENERAL

VOW Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
# Baths	3.0	Subdivision	0 Not Applic.
County	Adams	Directions	Hwy. 55 towards New Meadows, S. on Raney, E. on Fish Lake, 2nd driveway on the right
# Acres	61.00	Price per Acre	7360.66
New Constr Comp Date		Year Built	1992
Lot Size Length	Irregular	Lot Size Width	Irregular
Irrigation District (Y/N)	No	Irrigation District Name	
Water Shares Avail (Y/N)		Water Deliverable (Y/N)	
School District	Meadows Valley District #11	Assigned Grade School	Meadow Valley
Assigned Jr High	Meadow Valley	Assigned Sr High	Meadows Valley
Builder		Apx Above Grade Fin	3835
Apx Below Grade Fin	0	Apx Fin SQFT	3835
Apx Above Grade Unfin	0	Apx Below Grade Unfin	0
Apx Unfin SQFT	0	Apx SqFt	3835
Price per SQFT	117.08	Master Bedroom Size	
Master Bedroom Level	Upper	Bedroom2 Size	
Bedroom 2 Level	Upper	Bedroom3 Size	
Bedroom 3 Level	Upper	Bedroom4 Size	
Bedroom 4 Level	Upper	Bedroom5 Size	
Bedroom 5 Level		Bonus Room Size	
Bonus Room Level		Den Size	
Den Level		Eating Space Size	
Eating Space Level		Entry Size	
Entry Level		Family Room Size	
Family Room Level		Formal Dining Room Size	
Formal Dining Level		Great Room Size	
Great Room Level		Kitchen Size	
Kitchen Level		Living Room Size	
Living Room Level		Office Size	
Office Level		Other Room Size	
Other Room Level		Recreation Room Size	
Recreation Room Level		Utility Room Size	
Utility Room Level		Shop Dimensions	
Garage Dimensions		# Bedrooms - Main Level	0
# Bedrooms Upper Level	4	# Bedrooms - Below Grade	0
# Bathrooms - Main Level	1.0	# Bathrooms - Upper Level	2.0
# Bathrooms - Below Grade	0.0	Property Included	
Property Excluded	Seller's personal property	Association Fees\$	0.00
Association Freqency	Not Applicable	Assoc Setup/Transfer Fees	0
Local Improvmnt Dist(Y/N)	No	Home Owner Exempt (Y/N)	Yes
Flood Ins Required(Y/N)	No	Taxes	2814.00
Tax Year	2008	Parcel #	RP19N02E333601a and RP19N02E33570A
Legal Description	Contact Listing Agent	Agent	Kent Corbett - Voice: (208) 888-9563
Listing Office 1	Corbett Bottles Real Estate - Main: (208) 377-5700	List Agent 2nd Phone	941-1868
Co-Agent	MARK BOTTLES, BROKER - CELL: (208) 866-2222	Co-Office	Mark Bottles Real Estate Serv. - Main: (208) 377-5700
Selling Agt to Prsnt(Y/N)	No	Variable Rate (Y/N)	Yes

GENERAL

Co-Op Broker Compensation	2.00	Compensation Type	%
Listing Service	Full Service	Owner Name	Bart and Colleen Lockhart
Contact Phone 1	208-315-3770 Colleen	Contact Phone 2	
Tenants Name		Tenants Phone	
Tenant Monthly Rent \$		Listing Date	9/22/2009
Expiration Date	12/8/2009	Occupied By	Owner
Showing Instructions	Call First/Use Lk Box	Off Market Date	
Mapping		Tax ID	
Update Date	9/23/2009	Status Dt	9/23/2009
Status Date	9/23/2009	HotSheet Date	9/23/2009
Price Date	9/23/2009	Input Dt	9/23/2009
Input Date	9/23/2009 2:33:00 PM	Associated Document Count	0
Original Price	\$449,000	Cumulative DOM	1
Cumulative DOMLS		Agent Hit Count	0
Client Hit Count	0	Open House Date Begin	
Open House Time Begin		Open House Date End	
Open House Time End		Open House Shown By	
Days On Market	1	Price/Apx SqFt	\$117.08

FEATURES

CONSTRUCTION	SQFT SOURCE	SEWER	WATER
Frame	Public Records	Septic	Individual Well
GARAGE TYPE	LOT	TERMS	DOCS ON FILE
Attached	Horses	Cash	CC&Rs
LIST CLASS	R.V. Parking	Auction	
Excl Right to Sell	Shop		
	View		

FINANCIAL

Potential Short Sale(Y/N)	No	REO/Bank Owned (Y/N)	No
In Foreclosure (Y/N)	No	Financing Remarks	Public Auction
Agent Remarks	Realtors!! 3% commission for accepted offer BEFORE auction; 2% day of auction. *Live Public Auction* - Saturday, Oct. 24th 12PM at Shore Lodge, 501 West Lake St., McCall, ID (see website).**Minimum Bid: \$449,000!** 5% Buyer's Premium added to the final live bid to arrive at the total purchase price. \$50,000 due on auction day as nonrefundable deposit. See website for more info.		

SOLD STATUS

How Sold	Pending Date
Closing Date	Sold Price
Sold Price per SQFT	Sold Price Per Acre
Sell Team	Selling Agent 1
Selling Office 1	Selling Agent 2
Selling Office 2	

REMARKS

Live Public Auction* - Saturday, Oct. 24th 12PM at Shore Lodge, 501 West Lake St., McCall, ID (see website). Spacious home includes apartment with kitchenette and full bath over the garage. 61 view acres. **Minimum Bid: \$449,000!** Home is perched on a hill overlooking the beautiful valley at New Meadows. Close to downhill skiing, hunting, fishing & whitewater rafting. Fish Lake Rd. is plowed by the County from Raney Rd. to driveway. BTVAI

ADDITIONAL PICTURES



DISCLAIMER

This information is not guaranteed. EQUAL HOUSING OPPORTUNITY