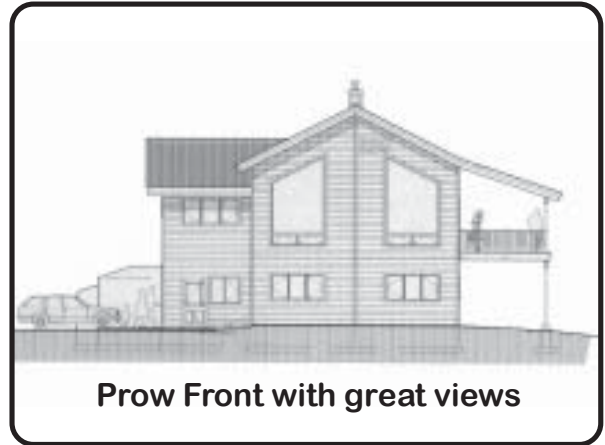


NEW CABIN

GREAT VIEWS

Lot 33 Boros Drive
The Highlands Above MeadowCreek

Precompletion Price **\$275,000**



Bedrooms: 3

Baths: 2

Garage: 2 car

Levels: 2

Approx. Sq. Ft.: 1780

Age: New Construction

Construction: Frame with Log Siding

Roof: Metal

Foundation: Concrete

Heat - Primary: Electric Baseboard

Heat - Secondary: Propane Fireplace

Lot Size: 5.0 acres

Water: Well, 250', 40 GPM

Sewer: Septic system

Roads: Private, gravel

HOA: Yes

CC & R's: Yes

Dues / year: \$200

Taxes / year: New Construction

Dishwasher: Yes

Range / oven: Yes

Refrigerator: Yes

Directions: Driveway is just past the security gate on the right on Boros Drive.

Comments: This home will make a perfect vacation home or a permanent residence. It is located in the Highlands Above MeadowCreek, a private, gated community of thirty-four 5-20 acre parcels. The house was designed to take advantage of the spectacular views of the Meadows Valley and Brundage Mt. while sitting in front the propane rock fireplace. Enjoy the added security of being in a gated community.



Contact Steve & Nancy Schrimsher

"At the New Meadows Office - next to the Chevron Station"

PO Box 366, New Meadows, ID 83654

Office: 208-347-3804 • 1-800-864-2549 • Home: 208-347-2569

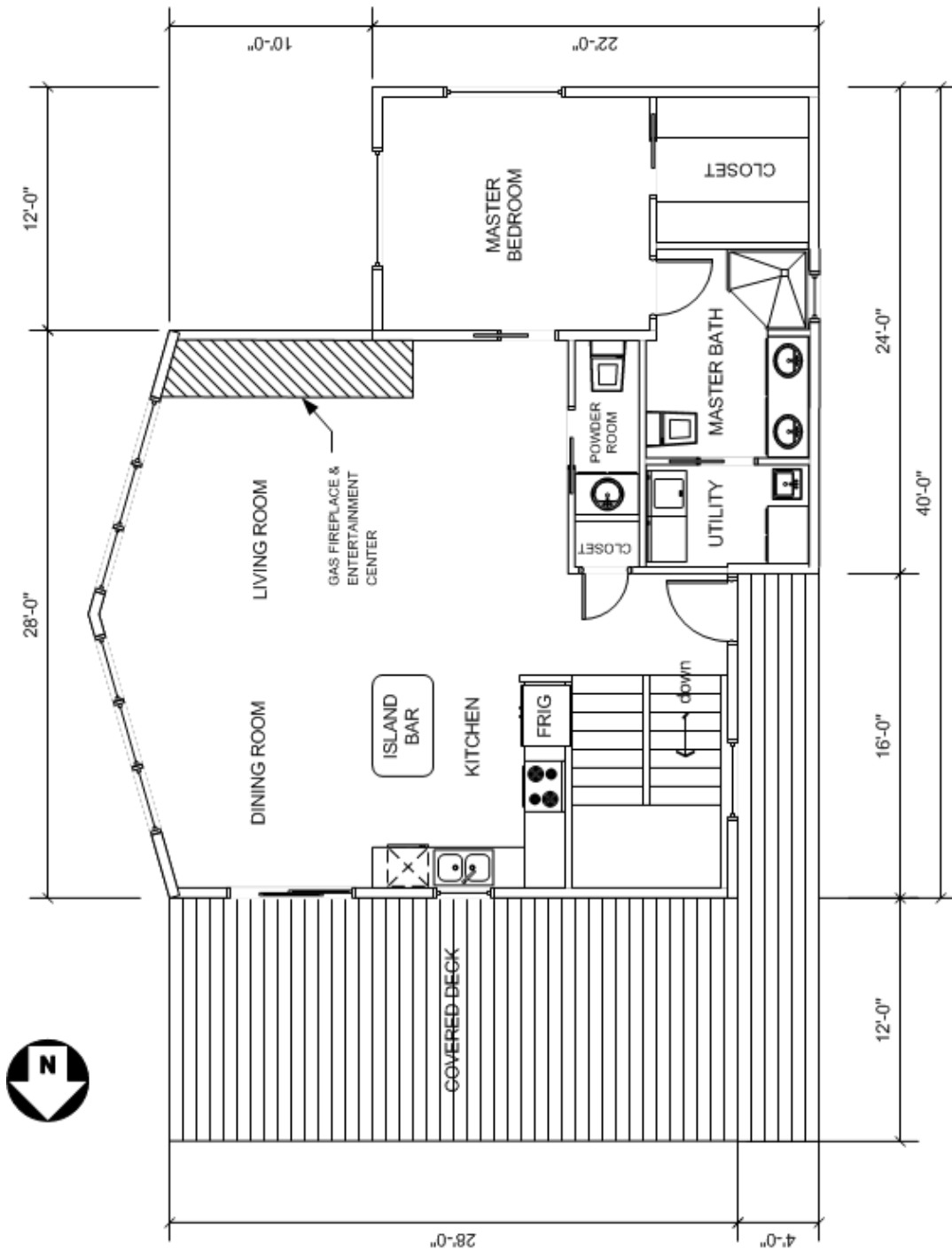
Email: steve@EngenRealty.com

See it on our website: www.EngenRealty.com



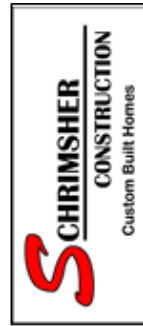
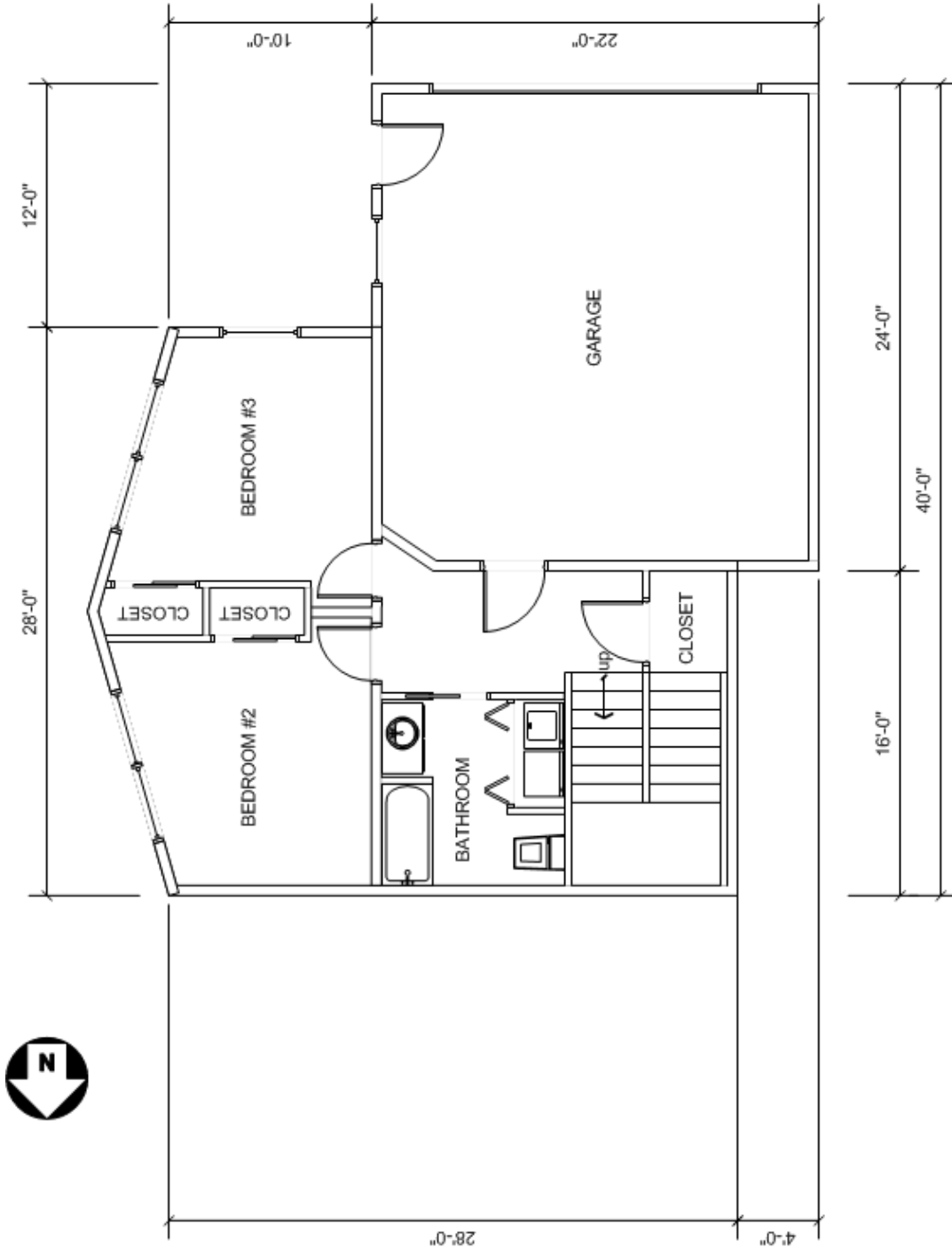
New Home
FOR SALE
 Highlands Lot 33
 Revised December 29, 2002

NOTE: Dimensions & layout
 subject to change as
 construction proceeds.



| | |
|--------------|------|
| Square Feet: | |
| Living Area: | 1784 |
| Garage: | 520 |
| Total: | 2304 |

Note: All Dimensions are approximate and subject to change.



New Home
FOR SALE
 Highlands Lot 33
 Revised August 4, 2002

| | |
|--------------|------|
| Square Feet: | |
| Living Area: | 1784 |
| Garage: | 520 |
| Total: | 2304 |

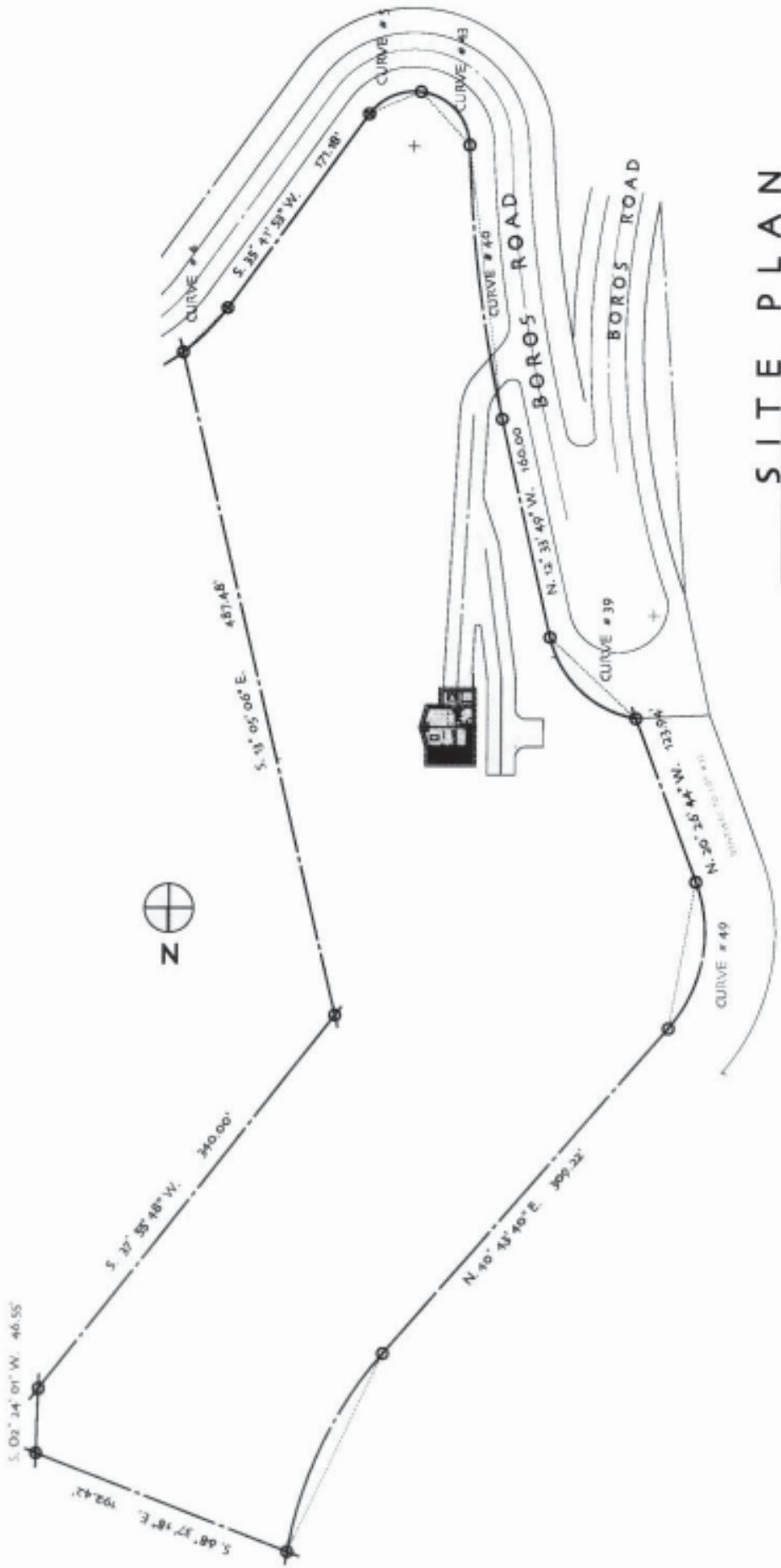
Note: All Dimensions are approximate and subject to change.

HOME FEATURES

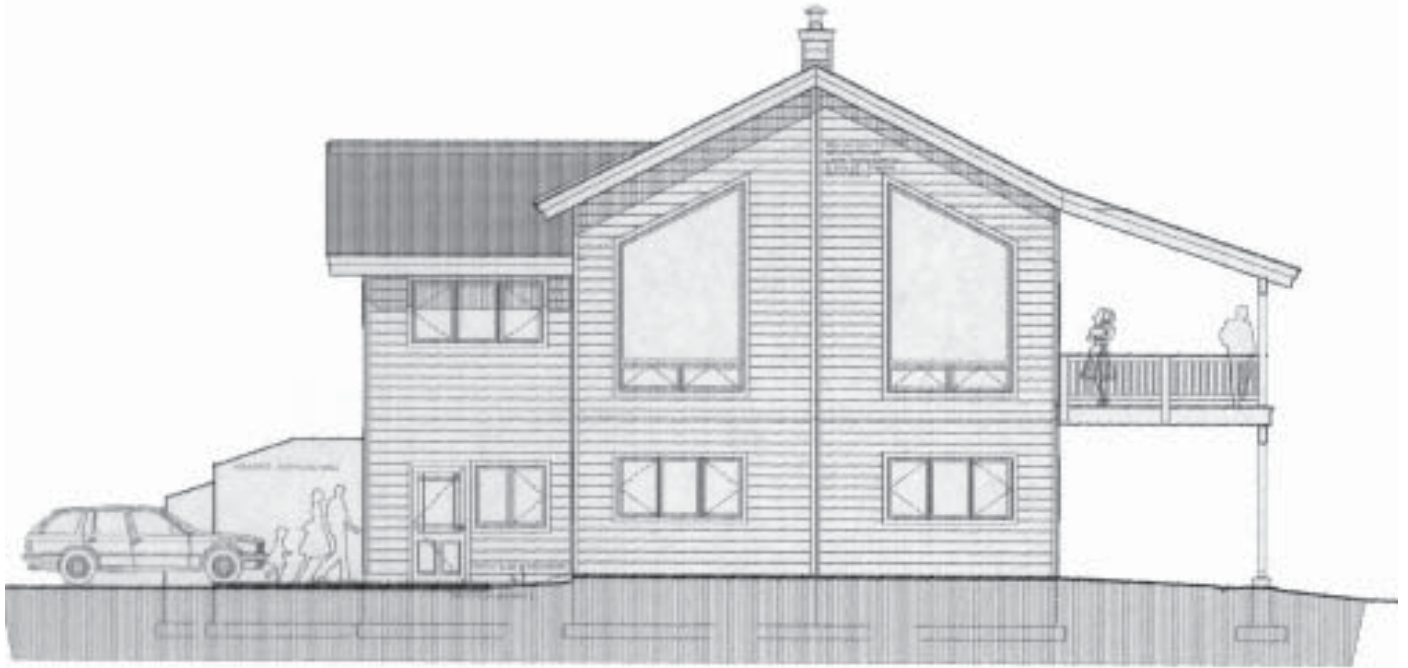
The floor plan was designed to have the master suite, living and dining areas on one floor for easy accessibility. The kitchen, dining & living room are open with vaulted ceilings for entertaining and a feeling of spaciousness. The bedrooms and living room all have large windows to take in the spectacular views of Brundage Mountain. The large deck is covered to eliminate snow shoveling in the winter.

The cultured stone fireplace is great for both heating and setting the mood for a romantic evening after skiing. A paddle fan in the living room circulates the air for better heating efficiency. Custom hickory cabinets, tile floors, tile countertops, and upgraded appliances are just a few of the extras that make this home special.

| | |
|--|--|
| 3 Bedroom including large master suite | Lofted ceilings in Living-Dining Areas |
| 2 Bath | Upstairs utility room |
| 2-car Garage | Log railing on the stairs |
| Covered entry | Custom Hickory Cabinets throughout |
| Ceramic tile entryway, utility & bedrooms | R-38 ceiling, R-19 wall insulation |
| Electric Baseboards for the primary heat | 2 x 6 ext. wall construction |
| Rock Propane Fireplace Insert in Living Room | Double-Glazed windows |
| Large covered deck for year round use | Forest Green Metal Roof |
| Breakfast Bar in Kitchen | Log Siding |
| Kitchen recessed lighting | Trex outside decking for easy maintenance |
| Kitchen hickory floor | Large sliding door opens onto deck |
| Kitchen & Bath ceramic tile countertops | Ample closets throughout |
| Window above the kitchen sink | Mirrored closet doors in 2nd & 3rd bedroom |
| Garbage disposal | Hand-textured drywall finish |
| Handy coat closet by front entry | Wired for TV, Computers & Telephone |
| Walk-in closet in Master suite | Insulated & Heated Finished Garage |
| Custom Cedar baseboards & window trim | Electric Garage Door Opener |
| Paddle Fan in Living Room | Dishwasher, Range & Refrigerator included |
| Exhaust Fan in each bathroom | 200 Amp Electric Service |
| Hickory floors in living & dining rooms | 50 gal. electric water heater |
| Berber carpet in bedrooms | Water: Well: 250', 40 GPM |
| Large master suite on main floor | Sewer: Septic system |
| Double vanities in master bath | Log railing on the deck. |



SITE PLAN



East Elevation



West Elevation



North Elevation



South Elevation