

NEW HOME

140 Sue Drive
Payette River Subdivision #2

\$214,000



Bedrooms: 3

Baths: 2

Garage: 2 car

Levels: 2

Approx. Sq. Ft.: 1700

Age: New Construction

Construction: Frame with Log Siding

Roof: Green Metal

Foundation: Concrete

Heat - Primary: Electric Baseboard

Heat - Secondary: Propane Fireplace

Lot Size: .79 acre

Water: Shared Well - 50 GPM

Sewer: PR Community Sys. \$25/month

Roads: Paved county

HOA: Yes

CC & R's: Yes

Dues / year: \$50

Taxes / year: New Construction

Dishwasher: Yes

Range / oven: Yes

Refrigerator: Yes

Directions: S on Mission to Moon Ridge Dr., L on Sue Dr., house is 1st on left.

Comments: This home will make a perfect vacation home or a permanent residence. It is located in Payette River Subdivision #2 which is just south of McCall off Mission Street. There is an owner's association community lot with river access that is great for fishing or launching a river raft into the Payette River. The home features many extras such as ceramic tile floors and countertops, custom shower, rock propane fireplace, loft, custom hickory cabinets, and lofted ceilings in the living area. The home has southern exposure for lots of sun in the winter. Move in by June 1st.



Contact Steve & Nancy Schrimsher

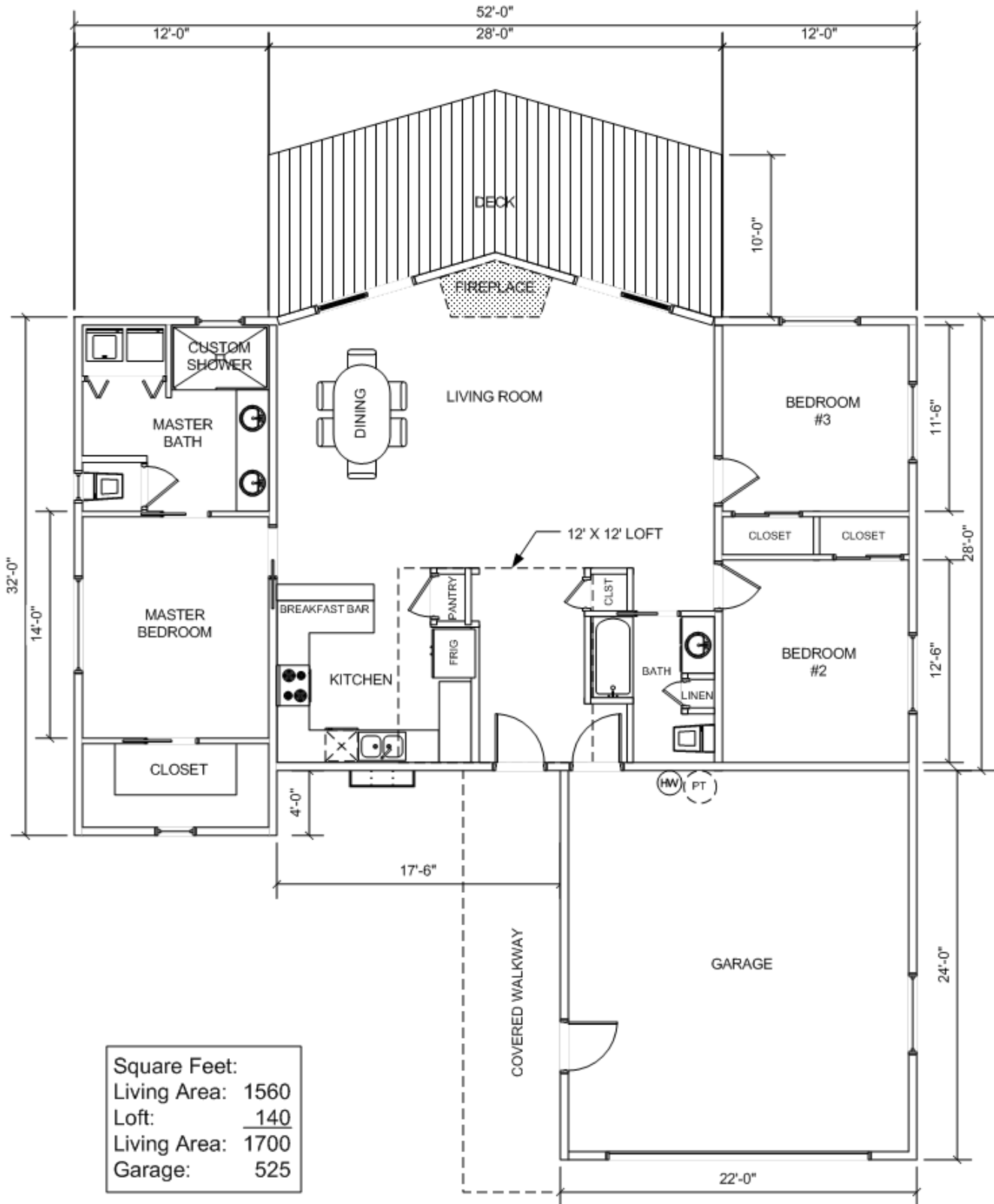
"At the New Meadows Office - next to the Chevron Station"

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Note: All Dimensions are approximate and subject to change.

HOME FEATURES

The floor plan was designed to have the entire house (except the loft) on one floor for accessibility. The kitchen, dining & living room are open with vaulted ceilings for easy entertaining and a feeling of spaciousness. The large master suite gives a feeling of luxury.

The cultured-stone propane 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. Large windows throughout make for a light and spacious interior. Custom hickory cabinets, tile floors and tile countertops are just a few of the extras that make this home special.

3 Bedroom including large master suite

2 Bath

2-car Garage

Covered entry

Ceramic tile entryway

Electric Baseboards for the primary heat

Rock Propane Fireplace in Living Room

Large deck for summer entertaining

Breakfast Bar in Kitchen

Kitchen recessed lighting

Kitchen & Bath ceramic tile floors

Kitchen & Bath ceramic tile countertops

Garden Window above the kitchen sink

Pantry by kitchen

Handy coat closet

Walk-in closet in Master suite

Custom Cedar baseboards & window trim

Paddle Fan in Living Room

Rustic Hickory floors in living-dining area

Berber carpet the bedrooms

Laundry hookups in master bath

Double vanities in master bath

Custom shower in master bath

Lofted ceilings in Living-Dining Areas

Chandelier in Dining Area

Separated sleeping areas for privacy

Custom Hickory Cabinets throughout

R-38 ceiling, R-19 wall insulation

2 x 6 ext. wall construction

Double-Glazed windows

Metal Roof

Log Siding

Trex outside decking for easy maintenance

Large loft that's perfect for an office

Ample closets throughout

Mirrored closet doors in 2nd & 3rd bedroom

Hand-textured drywall finish

Wired for TV, Computers & Telephone

Insulated & Heated Finished Garage

Electric Garage Door Opener

Dishwasher, Range & Refrigerator included

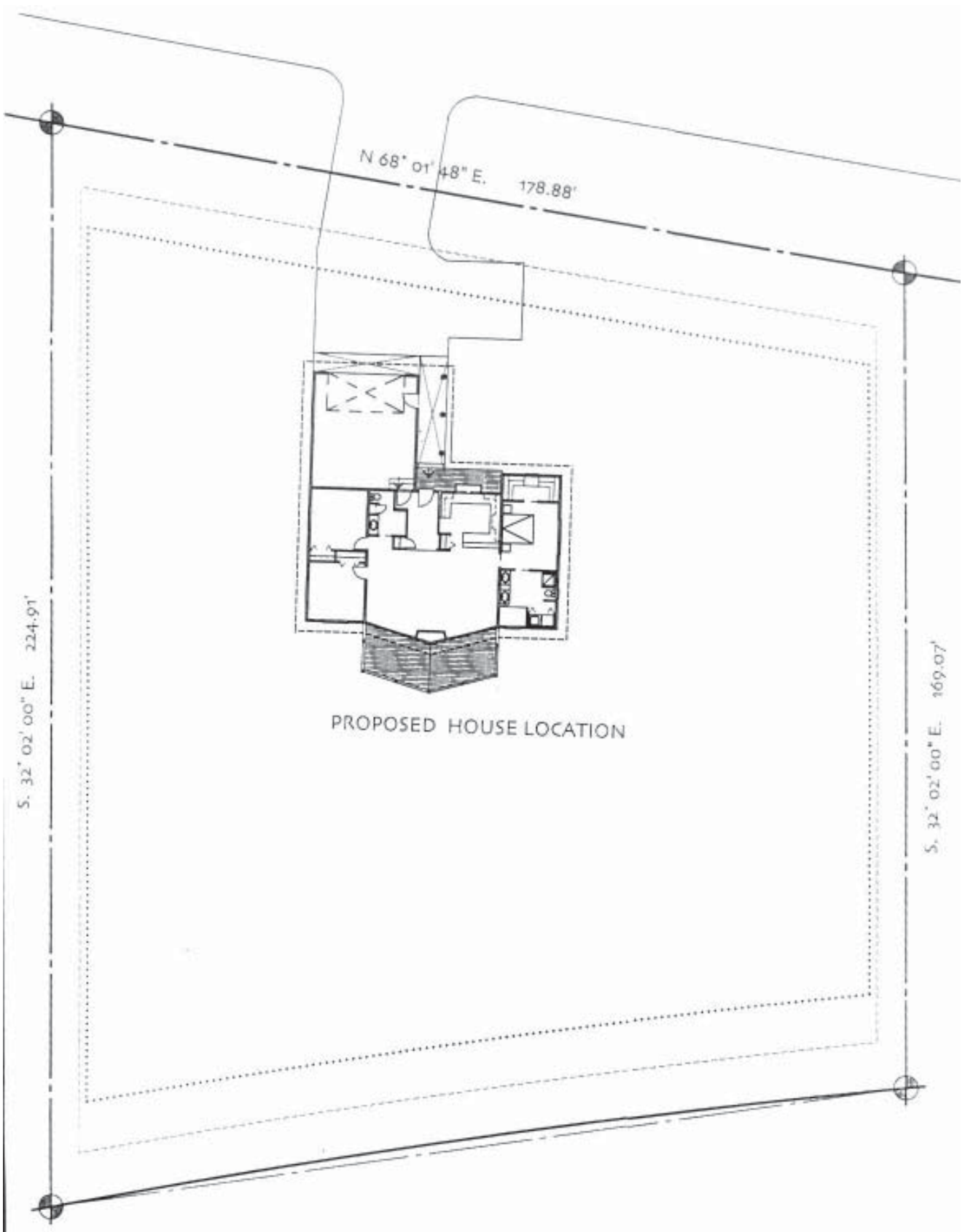
200 Amp Electric Service

65 gal. electric water heater

Shared Well: 75' deep, 50 GPM, Shared by 2 houses

Sewer — Payette River Community System

Year round access on paved county roads.

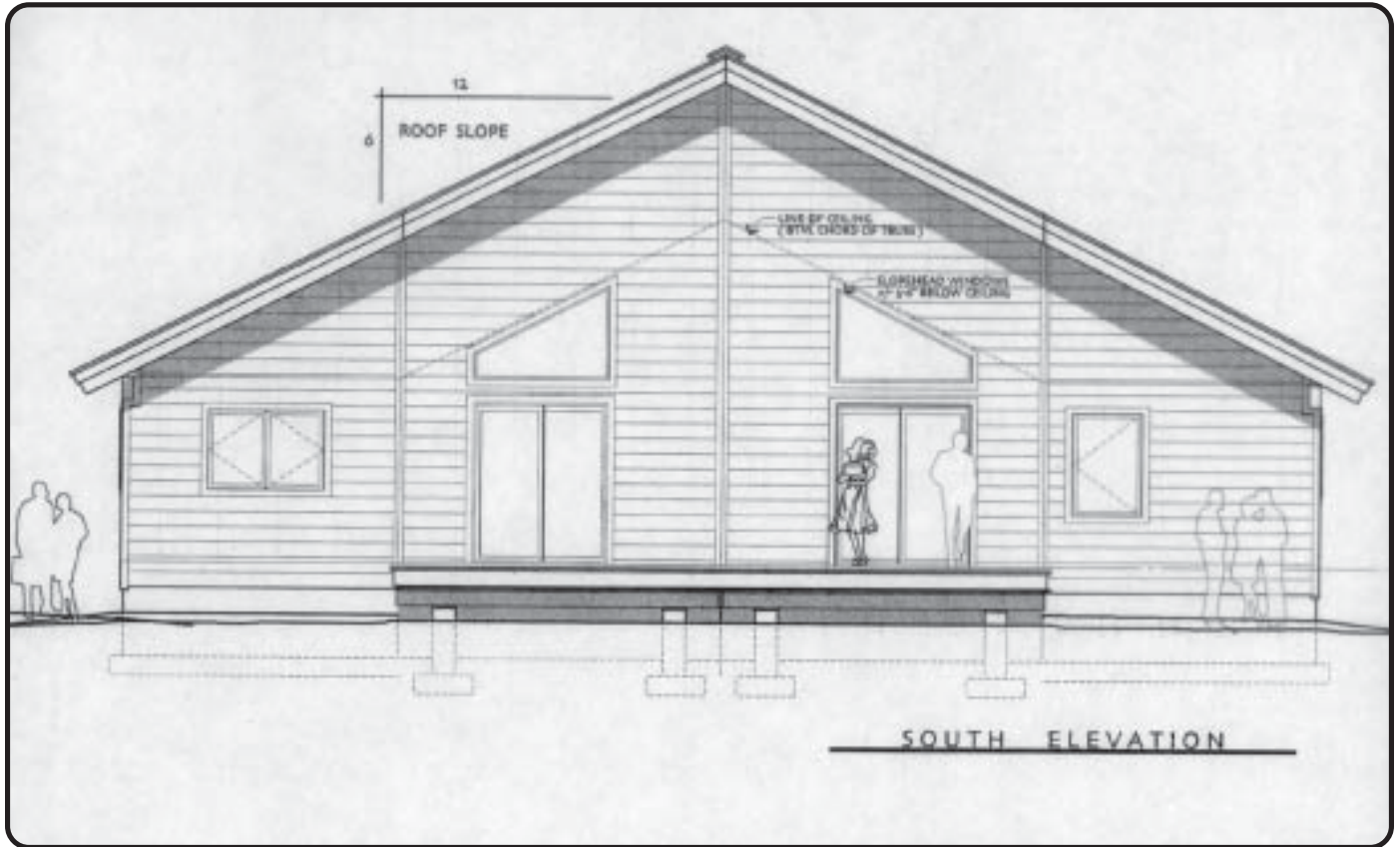


PROPOSED HOUSE LOCATION

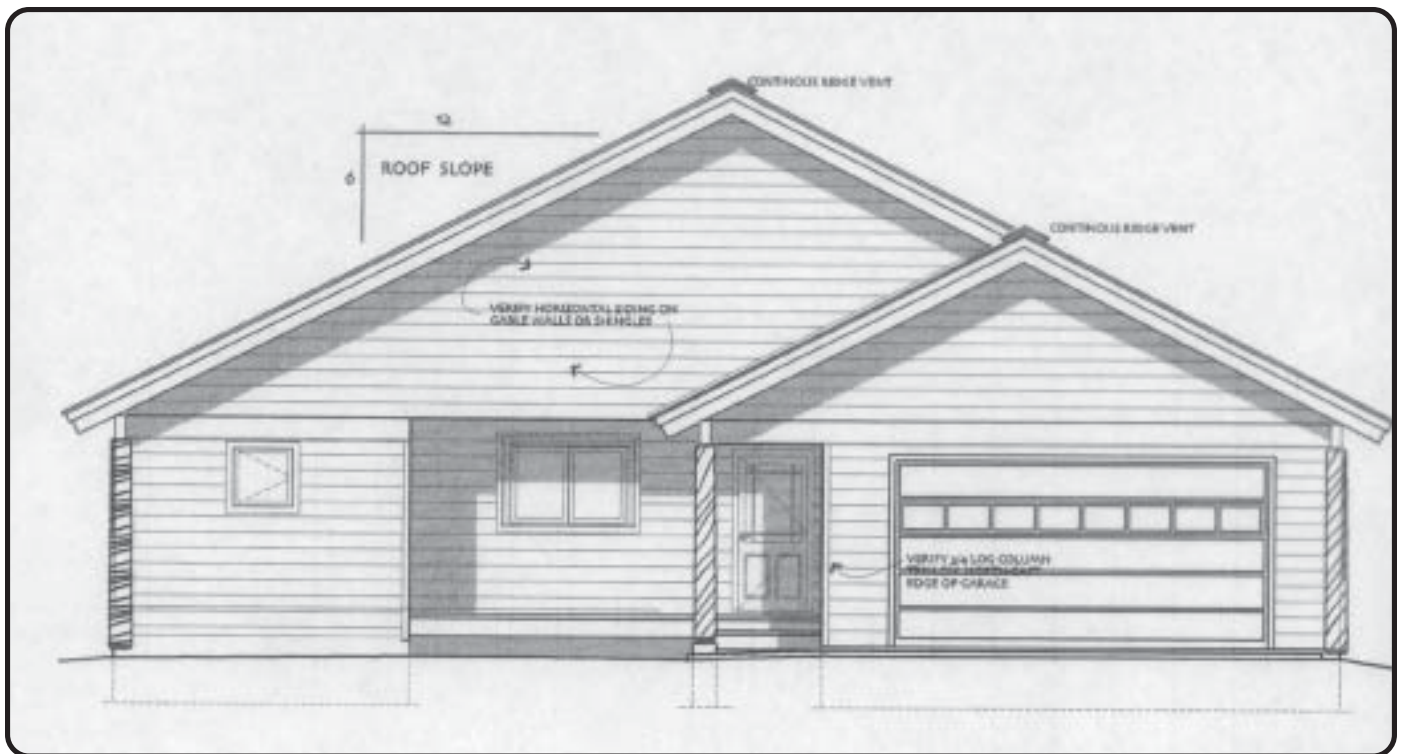
N 68° 01' 48\" E. 178.88'

S. 32° 02' 00\" E. 224.91'

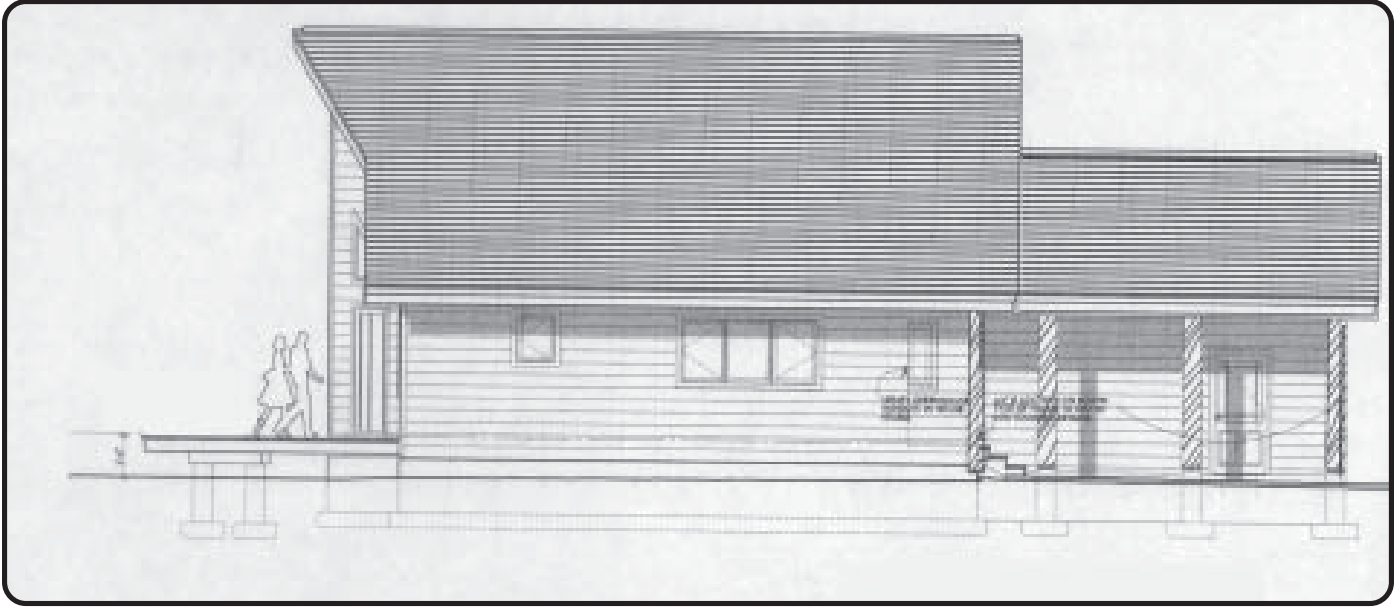
S. 32° 02' 00\" E. 169.07'



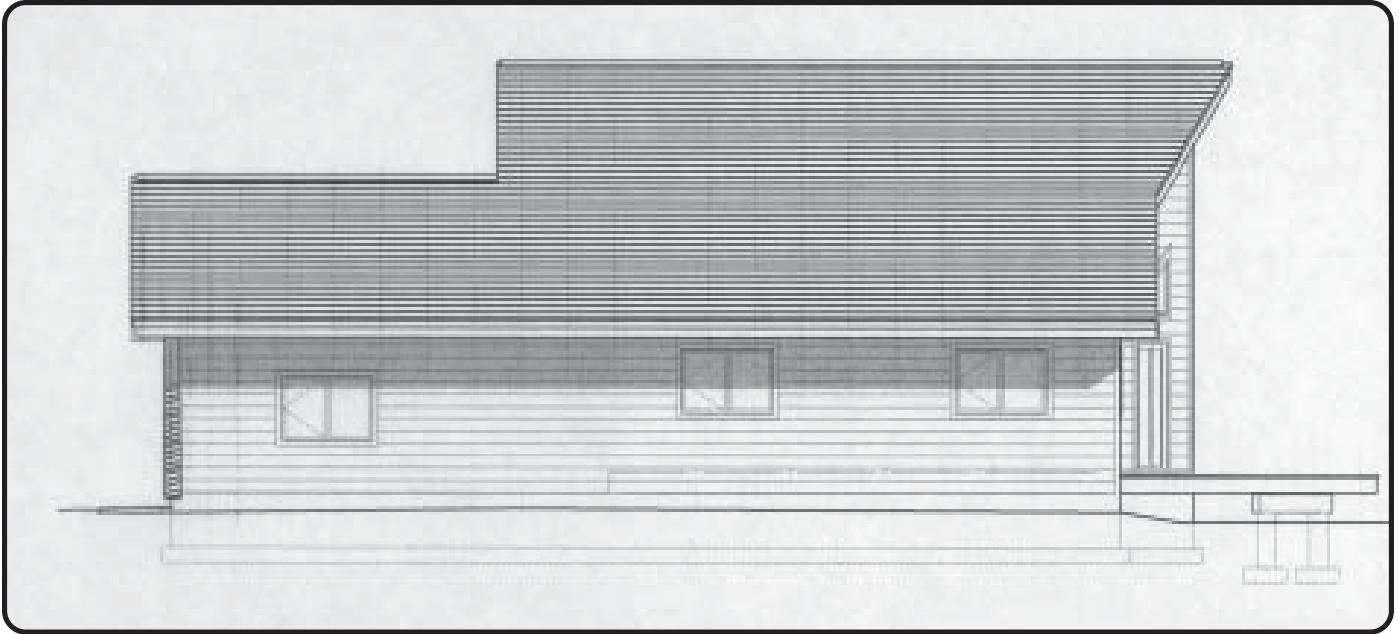
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION