

Lot 2, Lassen's Lakeside Lots

621 Sunrise Bay Road

Sagle, Idaho 83830

Waterfront lot on Lake Pend Oreille has all permits necessary for buyer's builder to begin building. Approximately \$100,000 of initial construction related items completed, permitted and installed for a waterfront home.

- Sunny lot with 100+ feet of frontage on Lake Pend Oreille on the west shore looking east to Warren, Pearl and Cottage Islands, mouth of the Clark Fork River, Scotchman Peaks, Cabinet Mountains and Green Monarch Mountains.
- Dock (concrete & steel) permitted & installed rail system for a boathouse and boat lift at dock permitted.
- Water well drilled: tested 11 GPM at 540' depth, well report & test information is filed with the state.
- Septic system, including permitted, installed and completed drain field with line to lot. Offsite septic drain field on permanent easement. Septic tank pump, related electrical and alarm is installed and has "final approval".
- Permitted for additional water source from lake – line was installed/buried during the 2013/2014 winter when the lake was down.
- Building permit issued by Bonner County for home with up to 7 bedrooms & 6 baths, plus interior boat house.
- Complete building plans included if desired. Plans, including interior and exterior styles, flexible.
- Lot is adjacent to newer high quality lake homes on a quiet, rural recently improved good road of compacted gravel/base course.