

Summer 2017

Parade of Homes

Photograph by
Anthony Thurber
2017 Best of Latah Photo Contest

P. 5 - Victoria Dr, Moscow



P. 6 - Nearing Rd, Moscow



P. 7 - Valley View, Troy



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RESIDENTIAL SALES Statistics in Latah County

CITY	2016		2017	
	THROUGH 06-20-16	THROUGH 06-20-17	THROUGH 06-20-16	THROUGH 06-20-17
	# OF SALES	AVG. PRICE	# OF SALES	AVG. PRICE
MOSCOW	156	\$212,403	113	\$221,111
TROY	8	\$170,809	17	\$218,514
POTLATCH	8	\$147,175	8	\$159,000
GENESEE	8	\$232,812	6	\$230,050
DEARY	6	\$131,800	3	\$150,733
BOVILL	4	\$76,437	2	\$43,000
VIOLA	3	\$246,666	-	-
KENDRICK	2	\$101,200	1	\$298,000
ELK RIVER	1	\$108,499	-	-
HARVARD	2	\$302,000	3	\$277,833
HELMER	-	-	-	-
ONAWAY	-	-	-	-
PRINCETON	-	-	1	\$285,000
JULIAETTA	-	-	1	\$265,000
TOTAL	198	\$172,980	155	\$214,824

Looking to Buy or Sell?

We are one of the longest running, locally owned and managed real estate brokerage firms in Latah County. Our office has been selling homes and land in Moscow and Latah County for over 35 years. There is no substitute for that kind of experience! Our agents are primarily long-time local residents, and together we have the local knowledge to help you find what you are looking for. We know market values, builders and construction techniques, neighborhood sale trends, zoning laws and city codes. We also have the resources available to find any answers that we don't know!

Home buying and selling is one of the largest financial decisions you will ever make, and we are here to help make it a pleasant, positive, and memorable experience. Come try us out--you won't be disappointed.

As one of our services to you, we are always willing to perform a professional Comparative Market Analysis (CMA) on your home or land to obtain its estimated market value should you be considering selling.

Meet our talented and friendly agents on the next page, and start by giving us a call or stopping in today!



DARCY ANDERSON (509) 338-0358
BROKER Darcy@LatahRealty.com

Being a native of the Palouse and Latah County, Darcy understands the attraction to our area and is committed to providing you professional service for your real estate needs with confidence and efficiency.



ANGELA CARPENTER (208) 669-1626
REALTOR AngelaC@Moscow.com
B.S. MARKETING

Good communication is at the center of any successful venture and is a priority for Angela. Her experience, work ethic, marketing skills and professionalism produce results for her clients.



MISTY CURRY (208) 596-9330
REALTOR Misty@LatahRealty.com

Misty's relationships with local businesses and non-profits in Latah County have enriched her customer service, honesty and professionalism. She and her husband enjoy outdoor activities and supporting local community businesses.



TAMI GREEN (208) 301-8671
REALTOR Tami@LatahRealty.com

Tami loves the tight community feel in Moscow. She has a lifetime of understanding the challenges and joys of relocating a family, and brings that experience into the real estate trade.



TANJA RANKIN (425) 985-2415
REALTOR Tanja@LatahRealty.com
B.S. ADVERTISING

Having owned a successful Home Staging business, Tanja brings her keen design eye when marketing a home. Solid communication, a strong work ethic, marketing skills and staging services are just a few of the benefits Tanja offers clients.



GARY TRIBBLE (509) 336-3357
BROKER Gary@LatahRealty.com
BS, GRI

With over 30 years of experience as a local real estate broker, Gary, a Moscow native, prides himself on finding the right property for his clients. Gary has experience in contracting and has an engineering degree.

(208) 596-0971 **TIFFANY BENTLEY**
Tiffany@LatahRealty.com REALTOR



Tiffany is committed to excellence, integrity, and professionalism. Many clients appreciate her willingness to go above and beyond to find them the perfect property. She has years of experience ranging from new buyers to fast-paced investors.

(208) 669-0061 **BRET CARPENTER**
Bret@LatahRealty.com REALTOR



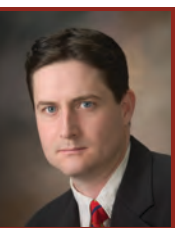
Bret is a life-long resident of our area and knows Moscow and the surrounding communities very well. He is deeply involved in rural community projects, volunteering time to the Potlatch Fire Department and as an Advanced EMT.

(208) 301-0777 **JESSICA DAHLINGER**
Jessica@LatahRealty.com BROKER
BS, GRI



Jessica lives in Moscow with her husband and two small children. One of her favorite things about our area is the four distinct seasons. She knows how to successfully manage people, finances, and property.

(208) 310-6034 **JARROD NICHOLS**
Jarrod@LatahRealty.com REALTOR
BS, CRS, SFR, GRI



Jarrold grew up in Potlatch and graduated from the U of I. Jarrold recognizes that people prefer to do business with someone who is honest and courteous, while providing a high level of service without pressure.

(208) 310-6634 **NATASHA SUMMERS**
Natasha@LatahRealty.com REALTOR
B.S. ADVERTISING



Natasha is experienced in customer service and communications. She hopes to positively affect the community she lives in. She lives here with her husband, enjoys camping, gardening, horse rides, and stays involved as a U of I Alumna.

(208) 596-8170 **SEAN WILSON**
Sean@LatahRealty.com DESIGNATED BROKER
BA, GRI



Sean has lived in Latah County for 25 years. He has a wife and two children. Sean's expertise is to create and foster mutually beneficial relationships that benefit his customers and clients.



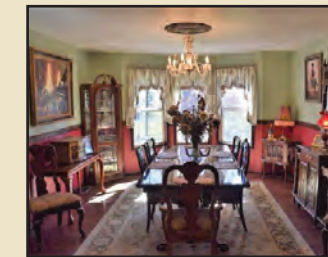
Magnificent Country Estate

- Beautiful Log Home
- 3+ Bed, 4.5 Bath
- 6549 SF
- 28.26 +/- Acres
- Commanding Views
- Impressive Stone Fireplace
- 2 Master Bedroom Suites
- Princess Suite
- Space to Add Bdrms!
- In-Floor Heat
- Huge Covered Porch
- Large 3-Car Garage
- Landscaped Grounds
- Sprinkler/Drip System
- 2 Ponds
- Excellent Well
- Also Available With Several Additional Acreage Options--Up to 214 Acres Total!



Castle on a Hill

- Custom Home on 8.90 +/- Acres
- 4 Bed, 3 Bath
- 3062 SF
- Huge 36' x 60' Shop & Attached 3 Car Garage
- 24' x 40' Barn, Lean-To, Heat/Water, & Stalls!
- Formal Dining Room
- Great Room w/High Ceilings & French Doors Leading to Outdoor Haven
- Granite Countertops & Cherry Cabinets
- Gorgeous Wood Floors
- Fenced & Ready for Your Animals!



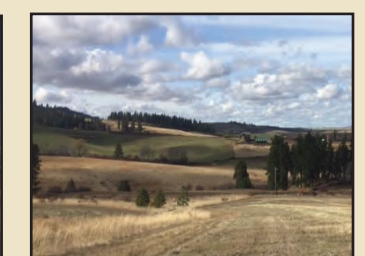
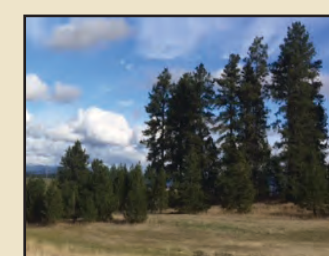
Newly Renovated Mid-Century Home

- 2.34 +/- Acres in Town
- Completely Renovated Mid-Century Home
- 3513 SF
- 3 Beds, 3 Bath
- Master Bedroom on Main Level
- Individual Well & City Water
- 4-Car Garage
- Privacy
- Brazilian Teak Floors
- Floor-to-Ceiling Windows in Living & Dining
- Gas Fireplace in Master Bedroom
- Large Deck
- Finished Walk-Out Basement w/Wet Bar



Rudd/Cove Road Parcels

- Build Your Dream Home!
- 7 Remaining Parcels
- Parcels Range From 5.5 to 10.03 Acres
- Great Location
- County Road Access
- Power Available
- Each Parcel Eligible for 1 Single Family Building Permit
- Fantastic Views
- Four Parcels Already Sold
- Gentle Topography



RESIDENTIAL



TROY

#116864 - 0000 White Pine Flats - 108 +/- Acres! PRICE \$2,200,000

- Spacious 4200 SF Custom Home
- 25,500 SF Horse Building, Full-Size Indoor Dressage Arena
- Massive Wrap-Around Porch
- Custom Oak Cabinets
- Hay & Equipment Storage Buildings



VIOLA

#98653139 - 1189 Flannigan Creek Road PRICE \$890,000

- 5 Bed, 4 Bath, 4939 SF
- Beautiful Craftsmanship
- 80 +/- Acres
- Perfect Set Up for Horses
- Second Home Site!
- This Home Has It All!



RESIDENTIAL



MOSCOW

#98636669 - 1210 Harden Road PRICE \$580,000

- 7 Bed, 4 Bath, 5860 SF
- 3.00 +/- Acres w/Stunning Views!
- Bordered by University of Idaho Land
- Terraced Garden, 40' x 80' Shop
- Custom Tile, Cherry Flooring
- Fruit Trees & Pasture



HARVARD

#98656059 - 1260 Jerome Creek Road PRICE \$498,000

- Beautiful Restored Country Home
- Beautiful 84 +/- Acres
- Potential Additional Building Permits
- Fenced Pasture/Timber Ground
- Large Shop/Barn w/Bunkhouse
- Adjacent to National Forest



MOSCOW

#98651372 - 221 Panorama PRICE \$538,000

- 6 Bed, 3.5 Bath, 4182 SF
- Stunning & Exquisite
- Gorgeous Windows & Views
- Master Suite on Main Floor
- 2-Story Living Room w/Gas Fireplace
- Newly Finished Basement



MOSCOW

#00000000 - 1046 Wallen Road PRICE \$495,000

- 5 Bed, 3 Bath, 3283 SF
- On Approx. 13 Gorgeous Acres
- 2400 SF Shop w/Heated Workshop
- Large Dairy Barn w/3549 SF Storage
- Spacious Master Suite w/Walk-In Closet, Private Bath & Heated Floors

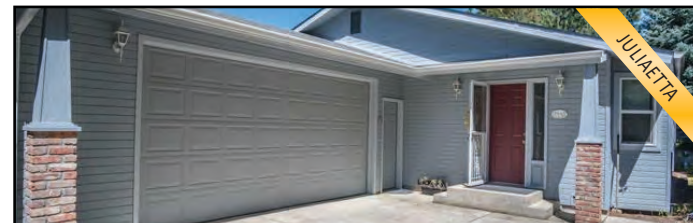


NEW CONSTRUCTION!

MOSCOW

#119315 - 127 Panorama PRICE \$529,000

- 3 Bed, 3 Bath, 3155 SF
- Contemporary New Construction
- Incredible Craftsmanship, Elevator
- Views of the City
- Main Floor Master Suite
- Huge 1024 SF Garage



JULIAETTA

#98655053 - 29123 N Juliaetta Grade PRICE \$480,000

- 4 Bed, 4 Bath, 2657 SF
- Guest Cottage
- 31.80 +/- Acres
- Huge 24' x 40' Shop
- Mixture of Timber & Open Pasture
- Abundance of Spring Well Water



MOSCOW

#98654273 - 1475 Lundquist Lane PRICE \$367,900

- 5 Bed, 2 Bath, 3144 SF
- Almost an Acre of Land
- Immaculate Inside & Out!
- Granite Counters, Many Updates
- 26' x 36' Shop
- Private Well & City Sewer



MOSCOW

#98657357 - 418 Victoria Drive PRICE \$339,000

- 4 Bed, 2.5 Bath, 2809 SF
- RV Parking
- Huge Family Room
- Hardwood Floors on Main Floor
- Open Floor Plan
- Large Back Patio



MOSCOW

#98646088 - 2215 Itani Drive PRICE \$357,500

- 4 Bed, 2.5 Bath, 1913 SF
- Beautiful New 2-Story Construction
- Open Kitchen/Dining Area
- Expansive Great Room for Entertaining
- Master has Dual Vanities, Granite, & Walk-In Closet



MOSCOW

#00000000 - 1631 Lorien Lane PRICE \$TBD

- 4 Bed, 2.5 Bath, 2623 SF
- Cul-de-Sac Location
- Master Suite w/Walk-In Closet & Bath
- Large, Private Deck
- Great Flowing Floorplan
- Established Neighborhood

RESIDENTIAL



KENDRICK

#98658622 - 1128 Three Bear Road **PRICE \$339,000**

- 3 Bed, 2 Bath, 2679 SF
- 5.16 +/- Acres
- Multiple Outbuildings
- Lots of Trees & Privacy
- Mature Fruit Trees + Garden Bed
- Fenced in Pasture + Pond



MOSCOW

#98658582 - 1071 Nearing Road **PRICE \$284,000**

- 2 Bed, 2 Bath, 1920 SF
- High-End Home, Great Value
- Wrap-Around Deck + Outdoor Patio!
- Lots of Eco/Green Features, Must See!
- Floor to Ceiling Windows w/100 Mile Views



MOSCOW

#98660573 - 2925 Robinson Park Road **PRICE \$265,000**

- 4 Bed, 3 Bath, 2464 SF
- Half an Acre in Moscow!
- Private Well & Septic
- 2 Car Garage
- RV Parking
- Private Deck off the Master Bedroom



MOSCOW

#98655562 - 1380 Eid Road **PRICE \$319,000**

- 3 Bed, 1 Bath, 1544 SF
- A Creek Runs Through It!
- Hobby Farm on 12.44 Acres
- Remodeled Single Level Rancher
- 48' x 40' SHOP w/Electricity
- 2 Barns & Beautiful Views



MOSCOW

#98654882 - 217 N Almon **PRICE \$308,000**

- 5 Plex
- Close to Downtown
- Great Rental History
- One Bedroom, One Bath Units
- Units Separately Metered for Electricity
- Alley Parking & Detached Garage Area



DEARY

#98655060 - 1671 Drury Road **PRICE \$285,000**

- 3 Bed, 2 Bath, 2256 SF
- 10 Beautiful Acres
- HUGE SHOP!
- Vaulted Ceilings
- Floor to Ceiling Windows
- Numerous Outbuildings & Private Trail



DEARY

#98627843 - 405 Washington Street **PRICE \$275,000**

- 6 Bed, 3 Bath, 3045 SF
- 2.55 +/- Acres
- 3 Living Areas, Formal Dining
- Covered Deck & Open Patio
- Immaculate & Move-In Ready
- Privacy & Room to Roam



KENDRICK

#98659670 - 255 Three Bear Road **PRICE \$259,000**

- 4 Bed, 2.5 Bath, 3494 SF
- 3.35 +/- Acres
- New Vinyl Siding, Windows & Flooring
- Fenced Pasture for Horses
- 2 Car, Detached Garage
- Close to Dworshak Reservoir

RESIDENTIAL



POTLATCH

#98657603 - 1020 Boller Road **PRICE \$249,000**

- 4 Bed, 3 Bath, 2710 SF
- 5 +/- Acres, Only Minutes From Town
- Detached Shop + Huge Yard
- Newer Roof & Exterior Paint
- Wonderful Views of the Palouse
- Tons of Storage



TROY

#98653954 - 110 Valley View **PRICE \$245,000**

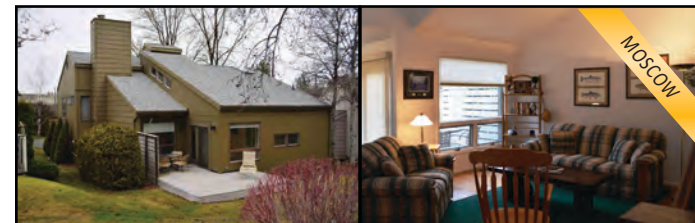
- 3 Bed, 2 Bath, 2998 SF
- 1200 SF Unfinished Basement
- Large Lot
- Great, Open Floor Plan
- Unfinished Basement
- Amazing Sunset Views



GENESEE

#98654861 - 203 N Jackson **PRICE \$239,500**

- 2 Bed, 2 Bath, 1518 SF
- 4.46 +/- Acres, IN TOWN!
- 30' x 36' Shop w/11' Doors
- RV Parking
- Completely Remodeled Inside
- Shop Wired for 220 Amp



MOSCOW

#98650473 - 1330 Pine Cone **PRICE \$234,900**

- 2 Bed, 2 Bath, 1799 SF
- Den/Office Space
- Gas Fireplace & Hardwood Floors
- Vaulted Ceiling
- HOA Covers Yard Maintenance & All Snow Removal



MOSCOW

#00000000 - 441 Quail Run **PRICE \$229,500**

- 3 Bed, 2 Bath, 1282 SF
- Gorgeous Landscaped Yard w/Views
- Brand NEW 30 Year Roof
- Brand NEW Exterior & Interior Paint
- Vaulted Living Room Ceilings + Open Floor Plan, MOVE IN READY!



MOSCOW

#98649561 - 1124 E E Street **PRICE \$279,500**

- 3 Bed, 2 Bath, 1928 SF
- Oversized 28' x 34' Shop
- Shop: 10' Doors, 12' Ceilings
- Quiet, Secluded, Treed Lot
- One Block From Junior High
- Beautiful Hardwood Floors



MOSCOW

#98656043 - 1208 E E St **PRICE \$229,500**

- 3 Bed, 3 Bath, 1903 SF
- Avid Cook's Kitchen
- Double Kitchen Appliances
- Great Natural Light
- Wrap-Around Patio Deck
- Private Yard



MOSCOW

#98656973 - 1008/1010 E 7th Street **PRICE \$225,000**

- Each Unit is 2 Bed, 1 Bath
- Great Side-By-Side Duplex
- Hardwood Floors
- Gas Forced Air Heat
- Fenced Yards
- 1-Car Garage Each Unit

RESIDENTIAL



Property lines are approximate, buyer to verify

#98653220 - 1647 Cedar Ridge Road **PRICE \$237,500**
• 3 Bed, 2 Bath, 2828 SF
• 360 Degree Views on 15 Acres
• Updated Metal Roof + Full Basement
• Guest House & 2 Car Garage
• Original Barn, Machine Shed & Fenced for Stock



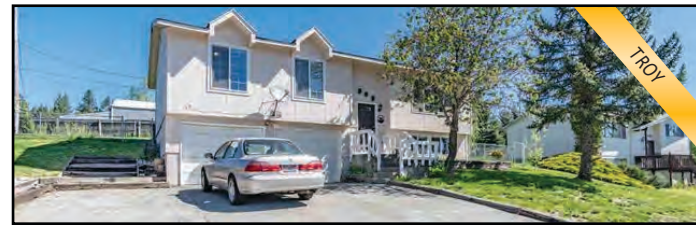
#00000000 - 1127 E 6th Street **PRICE \$179,000**
• 3 Bed, 1 Bath, 1254 SF
• Detached Garage
• NEW Dryer, Refrigerator, & Stove!
• NEW 6' Cedar Fence - Backyard
• Fresh Interior Paint
• Hardwood Floors



#98658050 - 451 Spruce Street **PRICE \$169,000**
• 3 Bed, 1 Bath, 1788 SF
• Large, Corner Lot - 18,713 SF
• Remodeled Upstairs
• Situated Between Moscow & Lewiston
• RV Parking
• Welcoming Front Porch



#98659330 - 437 Spruce **PRICE \$212,000**
• 4 Bed, 2 Bath, 1740 SF
• 1.04 Acres in Town
• Updated Flooring
• Spacious Living Room
• Fenced Yard
• Backyard Boasts Pasture Ground



#98657375 - 503 Mark Road **PRICE \$197,500**
• 4 Bed, 3 Bath, 2188 SF
• Updated Flooring in Living Room
• Large, Fenced Yard
• Quiet Location
• Newer Schools in Troy
• 11 Miles to Moscow



#98645342 - 1949 Ilene **PRICE \$179,500**
• Each Unit 2 Bed, 1 Bath, 1986 SF
• Lower Level Has All New Carpet & Paint
• Well-Maintained Duplex
• Great Location Near Schools, Aquatic Center, HIRC, Walking Paths, & Hordeman's Pond



#98660228 - 107 S Tamarack **PRICE \$175,000**
• 3 Bed, 3 Bath, 2685 SF
• GREAT LOCATION
• Large Corner Lot
• Fenced Yard
• Unfinished Basement
• Attached 1 Car Garage



#98648592 - 606 Wheeler **PRICE \$164,000**
• 2 Bed, 1.5 Bath, 1610 SF
• Large Level Lot, RV Parking + Shop
• Lots of Updates to this Home
• Walk-Around Kitchen w/Island
• Garden Space, Outbuildings, & Fenced Yard

RESIDENTIAL



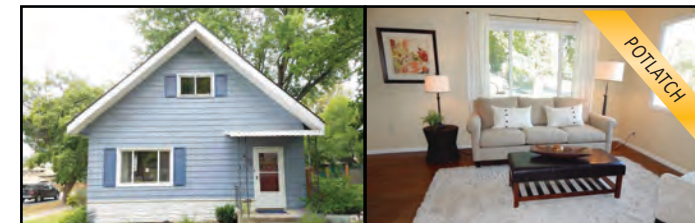
#98660158 - 280 Baker St Apt. 102 **PRICE \$155,000**
• 3 Bed, 2 Bath, 1460 SF
• Quality Finish Work
• Spacious Kitchen
• Close to U of I
• 1 Car Garage + Storage
• Nice for Professional or Serious Student



#98655636 - 202 W A Street **PRICE \$140,000**
• 5 Bed, 2 Bath, 2484 SF
• Bright Rooms w/Big Windows
• Tons of Storage
• Daylight Basement w/Wood Stove
• HUGE Lot - 2 City Lots, Fully Fenced w/Mature Landscaping & Retaining Walls



#98634167 - 204 Swan Alley **PRICE \$138,900**
• 3 Bed, 1 Bath, 1436 SF
• Newly Redone - Updated Flooring, Drywall, Kitchen, & Bathroom
• Natural Light & Great Views
• Private Backyard w/Patio & Garden
• Detached 2-Car Carport



#98629745 - 610 Oak Street **PRICE \$133,000**
• 3 Bed, 1 Bath, 1476 SF
• Charming Home!
• Large Windows, Great Lighting
• Wood Floors on Main Level
• Open Living Space w/Wood Stove
• Detached Large Garage



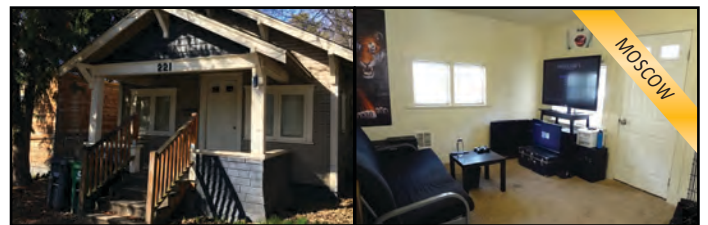
#98648591 - 912 Railroad **PRICE \$119,900**
• 2 Bed, 1 Bath, 1104 SF
• Lots of Updates
• All New Flooring in Living Room
• Nice Tiled Shower
• Cabin in the Woods Feel
• Lots of Parking & Room for a Shop



#98652117 - 632 N. Fir Street **PRICE \$167,500**
• 3 Bed, 2 Bath, 1472 SF
• New Interior Paint
• New Flooring on Main Level
• Wrap-Around-Deck
• Wonderful Sunset Views
• Oversized Utility/Laundry Room



#98645475 - 416 W A Street **PRICE \$127,500**
• 2 Bed, 1 Bath, 842 SF
• Walk to Campus & Downtown
• Large Basement w/Laundry
• Unique Bathroom Tile
• Fenced Yard for Pets
• Potential to Expand or Build Garage



#98645471 - 221 Asbury Street **PRICE \$119,500**
• 1 Bed, 1 Bath, 540 SF
• Cute as a Button!
• Spacious Living Room & Kitchen
• Walk-In Closet
• Walk to Downtown
• Fully Fenced Yard

RESIDENTIAL



MOSCOW

#98658020 - 207 Lathen #C **PRICE \$114,000**

- 2 Bed, 1 Bath, 910 SF
- 2-Car Garage
- Close to UI Campus
- Garden Space
- All Appliances Included
- Move-In Ready!



TROY

#98645999 - 3971 E Highway 8 **PRICE \$99,500**

- 1+ Bed, 1 Bath, 1041 SF
- Approximately Half is Timbered
- Plenty of Room for a Shop!
- 1.20 +/- Acres at Edge of Troy
- Potential for a Second Bedroom
- House Needs Some Work



DEARY

#98659456 - 406 Idaho Street **PRICE \$75,000**

- 3 Bed, 2 Bath, 978 SF
- Large Lot, 15,052 SF
- Wood Floors
- Located on Dead End Street
- Metal Roof
- Alley Access



MOSCOW

#98642013 - 603 W Palouse River Drive #7 **PRICE \$41,000**

- 2 Bed, 1 Bath, 624 SF
- Brand New! Built in 2016
- Lot Rent Only \$305/Month
- Bright & Open
- Washer/Dryer On Site
- Functional Layout



DEARY

#98650793 - 000 Undisclosed **PRICE \$35,000**

- 3 Bed, 2 Bath, 1512 SF
- Home Must be Moved
- Bright, Open Kitchen
- Master Suite w/2 Closets
- Large Front Deck
- Large, Open Living Room



TROY

#98658048 - 510 S Pine Street **PRICE \$109,500**

- 4 Bed, 1 Bath, 1408 SF
- Turn-Key, 2 Story Home
- New Plumbing & Electrical
- All New Updates & Paint
- Just a Block from Downtown Troy!
- New Windows & Metal Roof



POTLATCH

#98658842 - 930 Pine Street **PRICE \$81,000**

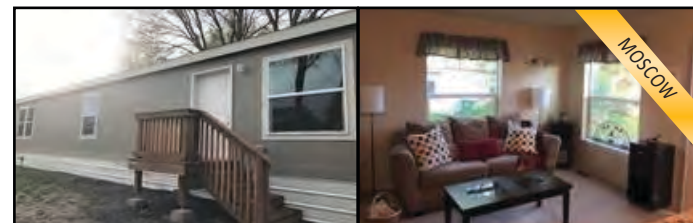
- 2 Bed, 1 Bath, 924 SF
- Carport
- Priced to Sell!
- Plenty of Parking!
- Great Chance to Build Equity!
- Updated Vinyl Windows



BOVILL

#98658354 - 206 Spruce Street **PRICE \$63,500**

- 3 Bed, 1 Bath, 1150 SF
- Large .24 +/- Acre Lot
- Gas Fireplace
- Tons of Flat Usable Yard Space + Outdoor Storage
- Single-Level Living



MOSCOW

#98642017 - 603 W Palouse River Drive #5 **PRICE \$39,500**

- 2 Bed, 1 Bath, 624 SF
- Brand New! Built in 2016
- Lot Rent Only \$305/Month
- Bright & Open
- Washer/Dryer On Site
- Functional Layout



CITY

YOUR HOME HERE!

Contact us at Latah Realty and get your home advertised in our next issue!

COMMERCIAL



COMMERCIAL PROPERTY

MOSCOW

#98646752 - 231 Lauder **PRICE \$2,950,000**

- 40 Unit Complex, Close to U of I
- Investment Opportunity,
- 1 & 2 Bedroom Units
- Coin-Op Laundry Facility
- Approximately 3,000 SF
- Tons of Recent Updates!



COMMERCIAL PROPERTY

MOSCOW

#98644508 - 1350 Troy Road **PRICE \$2,150,000**

- 17,296 SF
- Newer Commercial Building
- One Vacant Commercial Space
- Abundance of Parking
- Great Accessibility & Road Frontage
- Incredible Opportunity



COMMERCIAL PROPERTY

POTLATCH

#98636354 - 5491 Hwy 95 N/Dad's Diner **PRICE \$255,000**

- Approximately 3,000 SF
- Highly Visible, Prime Location
- Established, Successful Business
- Great Access, Plenty of Parking
- Fully Equipped, Many Updates
- Turn-Key & Ready for You to Take Over



COMMERCIAL PROPERTY

KENDRICK

#98657008 - 709 E Main Street **PRICE \$65,000**

- 2500 +/- SF, 1 Bath w/Potential
- Store in front, Car Shop in Center w/ Vehicle Lift, Engine Hoist & Shop in Rear
- Steps Away From Potlatch River, Bike Trail, Post Office & Local Businesses
- Downtown Parking



COMMERCIAL PROPERTY

DEARY

#114092 - 407 Main St **PRICE \$90,000**

- Can't Beat Price Per SF
- Three Stories, 10,790 SF Lot
- Excellent Location, Ample Parking
- Tons of Potential
- Upstairs Apartment
- Unfinished Basement

New Construction - Just Call Me Gorgeous!

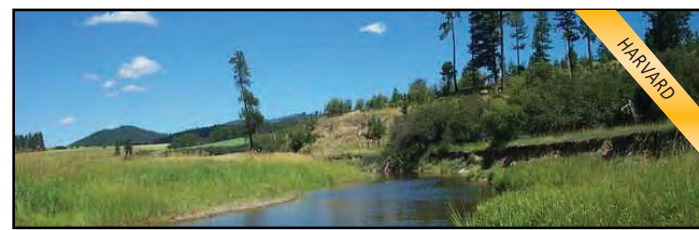
#98657419 - 1042 Aponi Place **PRICE \$314,159**

- 3 Bed/2.5 Bath, 1,568 SF
- Beautiful New Construction
- Vaulted Ceilings in Master Bedroom
- Sweeping Views
- Quality Finish Work
- Lovely Indian Hills Neighborhood

MOSCOW



KENDRICK
#98641763 - 2171 Hwy 3 **PRICE \$2,500,000**
 640 +/- acres. Over 200 acres of working farm ground, 3 ponds on the property, Bear Creek runs year-round, power & a well already exist, improved road to top of property.



HARVARD
#114564 - TBD Vale Road #3 & 4 **PRICE \$670,000**
 124.76 +/- acres. 2 building permits, Palouse River runs through it, forested hillsides & valleys, open meadows, hidden plateaus.



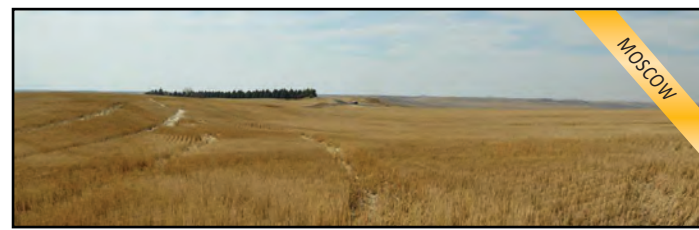
DEARY
#98651889 - 000 Deer Road **PRICE \$339,900**
 133.94 +/- acres. Gorgeous parcel with flat & rolling topography. Big Bear Creek runs through the property.



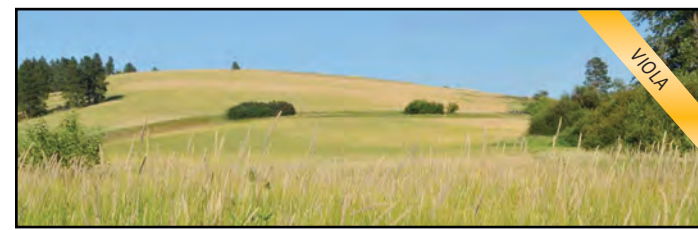
MOSCOW
#15154 - 0000 West View Drive **PRICE \$249,900**
 4.50 +/- acres. 18 unimproved platted lots in Meadow Brook 2nd Addition, near park & Joseph St. ball fields, & by established neighborhoods.



TROY
#98630631 - TBD Bethel Road **PRICE \$525,000**
 400 +/- unique acres. Fantastic recreational or hunting retreat! 30 minutes from Moscow, eligible for many building permits!



MOSCOW
#98636728 - 000 O'Donnell Rd **PRICE \$400,000**
 Fantastic 34 +/- acre parcel. A large flat top, magnificent 360° views, 16 gpm well, potential for land division, only a few minutes to either Moscow or Pullman!



VIOLA
#115398 - TBD Chaney Road **PRICE \$290,000**
 116 +/- acres. Good farm ground with some timber, spectacular views of the Palouse, adjacent to state forest ground, paved county road access.



MOSCOW
#98649734 - 000 Larson Road **PRICE \$155,000**
 13 +/- acres. Unbelievable southern views, dramatic topography & fabulous homesites, eligible for 1 single family building permit, great pond sites & outbuildings with well in place, little bit of everything country!

LOTS/LAND



#98658914 - TBD Granlund PRICE \$155,000
33 +/- beautiful acres. Power & gas nearby, panoramic views, county road access, large, flat building site. Ready for your home!



#98646398 - 5395 Hwy 95 PRICE \$137,500
5.55 +/- acres. Nestled by the river & US Hwy 95. Great accessibility, scenery & location. Road, garage, power, 15 gpm well & septic approved.



#98649078 - 000 Four Mile Road PRICE \$135,000
4.50 +/- acres. Access to paved road & Four Mile Creek, 7 gpm well, LARGE 45' x 150' quonset building, power readily available, eligible for 1 single family building permit.



#98646137 - TBD Sky View Loop PRICE \$120,000
This 1.12 acre lot is perfect for building your dream home! Spectacular views in all directions! Utilities already run to the property & a 12 gpm well is already drilled.



#00000000 - 000 Wallen Road PRICE \$129,000
8 +/- acres. Fantastic terrestrial views, to the West over Moscow & Great paved road access just minutes from town.



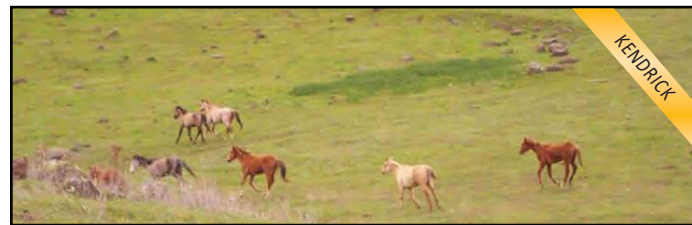
#98646071 - TBD Sky View Loop PRICE \$115,000
Gorgeous 2.51 acre parcel in SkyView Estates, just outside of Moscow city limits. Ideal Property! Utilities run to the property & the well has already been drilled!



#98626770 - TBD Drury Rd PRICE \$115,000
Very Nice 40 +/- acre parcel. Panoramic views, county road & power run along length of one side of the property.



#98659746 - TBD Johnson Road PRICE \$110,000
20 +/- acres. This is a great buildable parcel with rolling fields, 20 gpm well, off a paved road just 20 minutes from Moscow.



#98652357 - 000 Hwy 3 (Parcel 2) PRICE \$109,000
101 +/- acres for a great price! Eligible for 1 single family building permit from Latah County, with rolling hayfield benches, road access to much of the property & perimeter fencing. This property has lots of possibilities!



#115285 - TBD Loess Road PRICE \$107,000
10.54 +/- acres. Only 15 minutes from Moscow! Utilities (electricity & phone) available. Access via Chaney Road & Loess Road, both paved & maintained. Mountain views & many building sites!

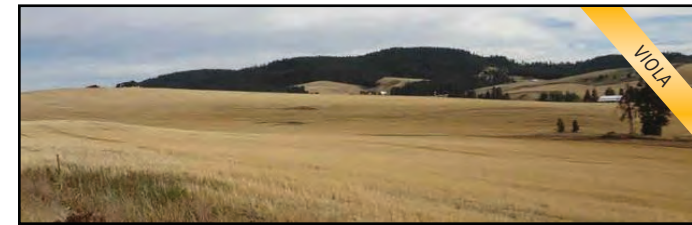
LOTS/LAND



#98650919 - 000 Kasper Road PRICE \$104,000
5.70 +/- acres. Build your country home! Minutes From Moscow, several great building sites, eligible for 1 single family building permit, seasonal creek + underground power, good road access, southern exposure.



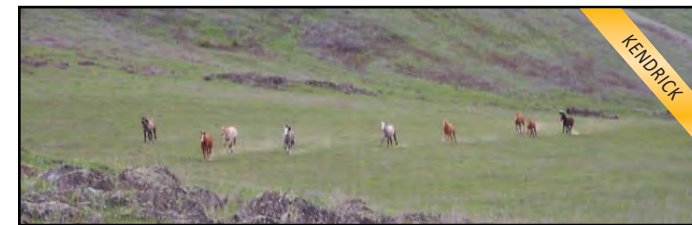
#98651646 - 000 HWY 95 N (Parcel A) PRICE \$95,000
13.50 +/- acres. Unbelievable southeastern exposure - with a little bit of everything country. Just outside of Viola, this acreage goes from flat to gently rolling, this parcel has great utility.



#115283 - TBD Loess Road PRICE \$89,000
11.79 +/- acres. Only 15 Minutes from Moscow! Utilities (electricity & phone) ran to property. Access via Chaney Road & Loess Road; both are paved & maintained county roads.



#98651644 - 000 HWY 95 N (Parcel B) PRICE \$82,000
9.25 +/- acres. Unbelievable southern views, with a little bit of everything country. Just outside of Viola, this acreage goes from flat to gently rolling. This parcel has great utility.



#98652355 - 000 Hwy 3 (Parcel 1) PRICE \$79,000
72 +/- acres at a great price! Eligible for 1 single family building permit from Latah County, w/hayfield benches, road access to much of the property, fenced for stock & ready to graze!



#98627036 - TBD Drury Road PRICE \$100,000
31.34 +/- acres. Great views, varied terrain, has large flat portion, nice pasture area with mature trees, & one building permit



#98639114 - 2211 Hwy 95 N PRICE \$90,000
Great 1.02 +/- acre parcel. Eligible for 1 single family building permit, view of Moscow Mountain, gentle topography, eastern exposure, just outside of Moscow.



#98652319 - NNA Quartz Creek Road PRICE \$87,500
10-13 +/- acres. Several building sites, seasonal creek runs through property, large, well built barn, great views of Gold Hill.



#115241 - 775 Indian Hills Drive PRICE \$79,500
25,478 SF lot in town! Ready for your dream home! Gorgeous views, flat building platform, area for arboretum, & great location.



#98649624 - TBD Desmet Rd PRICE \$79,000
20 +/- acres. Many building sites to choose from! Borders state park, good area wells, outstanding views!



#98646396 - 2112 Cambridge Court **PRICE \$67,500**
 This lot, at 22,000 SF, offers nice views of the city & the peace & quiet of a Cul-de-Sac. All the utilities are to the lot & it is surrounded by beautiful homes!



#98630658 - 000 Old Highway 8 **PRICE \$64,000**
 Beautiful 5.65 +/- acres. Timbered property, eligible for one building permit, perk tested, junction box on property, driveway to building site, & paved county road.



#115333 - Little Bear Ridge Road **PRICE \$45,000**
 Beautiful 15 +/- acres. Good county road access, power nearby, 360 degree views, NOT ELIGIBLE FOR RESIDENTIAL BUILDING PERMIT.



#114665 - 412 Conestoga **PRICE \$42,000**
 0.32 +/- acre Lot. Miller Ridge Development, large view lot, convenient location, close to the U of I, & great southern aspect.



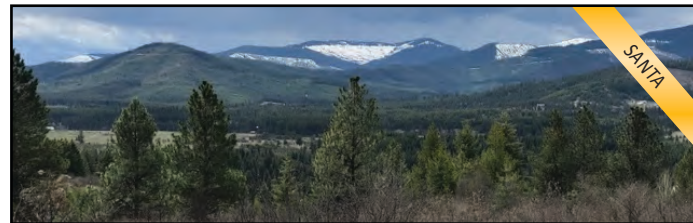
#98632651/53 - TBD 3rd & McCall Lots **PRICE \$17,500**
 Each Lot is 0.24 +/- acre. Great building lots with views over Juliaetta. These lots include access to utilities on a great southern exposure for your new home.



#98655218 - 1333/1335 Lande Lane **PRICE \$65,000**
 .87 +/- acres. This lot has gentle topography & a fabulous location. Currently platted as 3 city lots or could be used as a consolidated city lot.



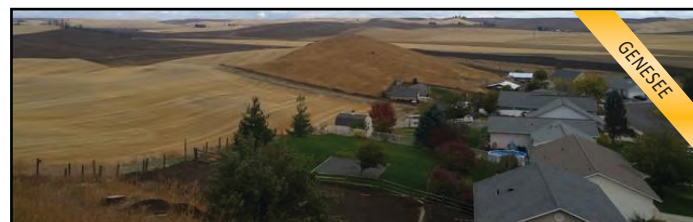
#000000000 - 1233/1221/1227 Wiltshire **PRICE \$45,000**
 Each lot is \$45,000 and 5000 - 7000 SF. Bring your own builder or use already existing sample home plans.



#98653987 - 000 Pokey Creek Road **\$42,500**
 5 +/- acres. Southern exposures, power is to the property, good road access & ready to build on!



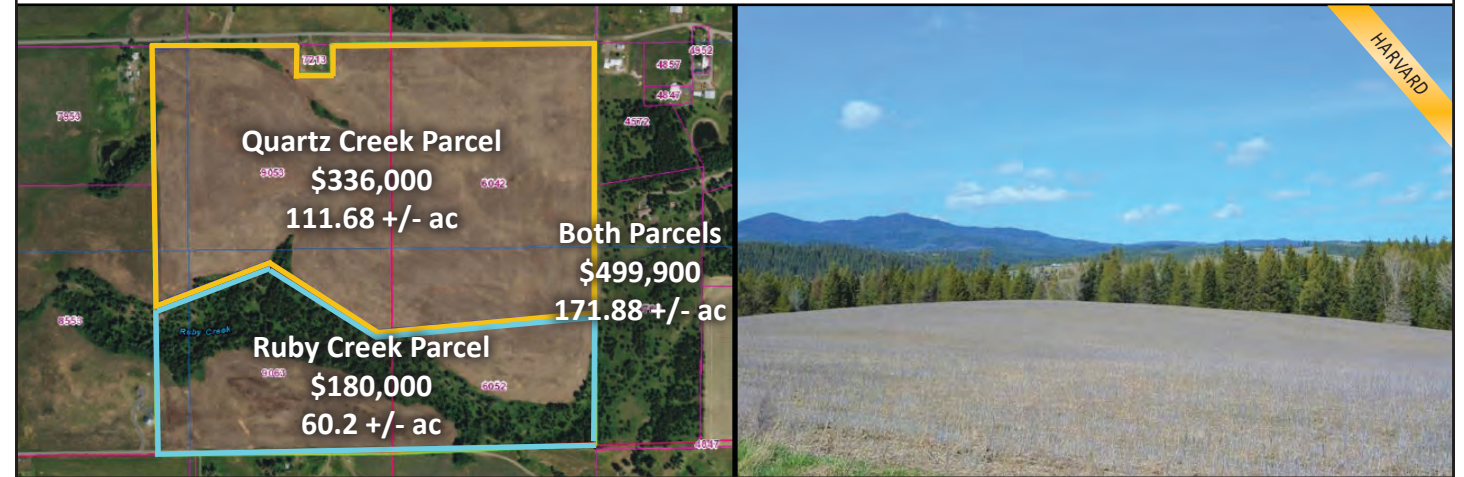
#98652129 - 640 Second Street **PRICE \$18,000**
 0.16 +/- acre lot. Mostly level, quiet lot in Onaway. Perfect place to bring in a manufactured home or build your home.



#98637178 - TBD N Laurel St **PRICE \$17,500**
 0.26 +/- acre city lot. Beautiful views of the rolling Palouse farm land, buildable, limited traffic, & convenient location.

Quartz Creek/Ruby Creek Parcels

60-171 acres. Buy one or both parcels! Potential to move property line, 1 building permit per parcel. Great farm ground currently in barley, some timber and Ruby Creek runs through the western parcel. PRICE: \$180,000 - \$499,900



3rd SOUTHGATE

- Spectacular views!
- Lot sizes up to almost half an acre
- Just a block away from a new city park
- Many great level lots to choose from
- Cul-de-Sac location
- All utilities included

■ = Available Lot
□ = Unavailable

THE QUARRY

- ◆ Easy Access To HWY 95
- ◆ Adjacent To Skyview Estates
- ◆ Minutes From Moscow
- ◆ Stunning Views
- ◆ 4 Build-able Parcels
- ◆ 3+ To 6+ Acre Lots

Latah Realty

Lenville Road Parcels

- Great Location, in Genesee
- 3 Buildable Parcels, \$99,500 Each
- Parcel 1 - 5.63 +/- Acres
- Parcel 2 - 9.48 +/- Acres
- Parcel 3 - 12.95 +/- Acres
- Fantastic Views
- Power Available
- Secluded & Private, on the Edge of Farm Ground & Timber

Katnook Hills Estates

Moscow-Joel Area

Wonderful variety of premier rural acreages just minutes from Moscow. Some with trees, some with open ground—all with panoramic views!

Build your dream home tucked into the trees or out in the open to take full advantage of excellent views. Electrical and phone lines are installed.

- Lot 2—\$149,000 6.92 +/- Ac
- Lot 3—\$159,000 7.82 +/- Ac
- Lot 4—\$149,000 9.32 +/- Ac
- Lot 6—\$99,000 2.85 +/- Ac
- Lot 7—\$99,000 2.17 +/- Ac
- Lot 9—\$129,000 7 +/- Ac

Snowberry Lane

- All Lots are 5 +/- Acres
- Price: \$35,000 - \$60,000
- Roads & Power to All Lots
- Borders Timber Ground
- Many ATV Trails
- Hunting & Hiking



Troy Country Estates



Rachel Street Parcels

- Open building sites
- All the benefits of country living.
- Timbered hillsides for privacy
- Lot 1: 5 +/- ac, \$62,000
- Only 1/4 mile from the Troy schools
- Lot 2: 5 +/- ac, \$65,000
- Shared access road
- Lot 3: 4 +/- ac, \$72,000
- Lot 4: 4 +/- ac, \$80,000

Big Meadow Rd Parcels

- In the country, but still walking distance to school & town.
- Views, great location, & convenience
- Shared access road
- Lot 1: 7 +/- ac, \$69,000
- Lot 2: 10 +/- ac, \$100,000
- Lot 3: 10 +/- ac, \$80,000
- Lot 4: 9 ac, \$130,000



Highway 99 Parcels

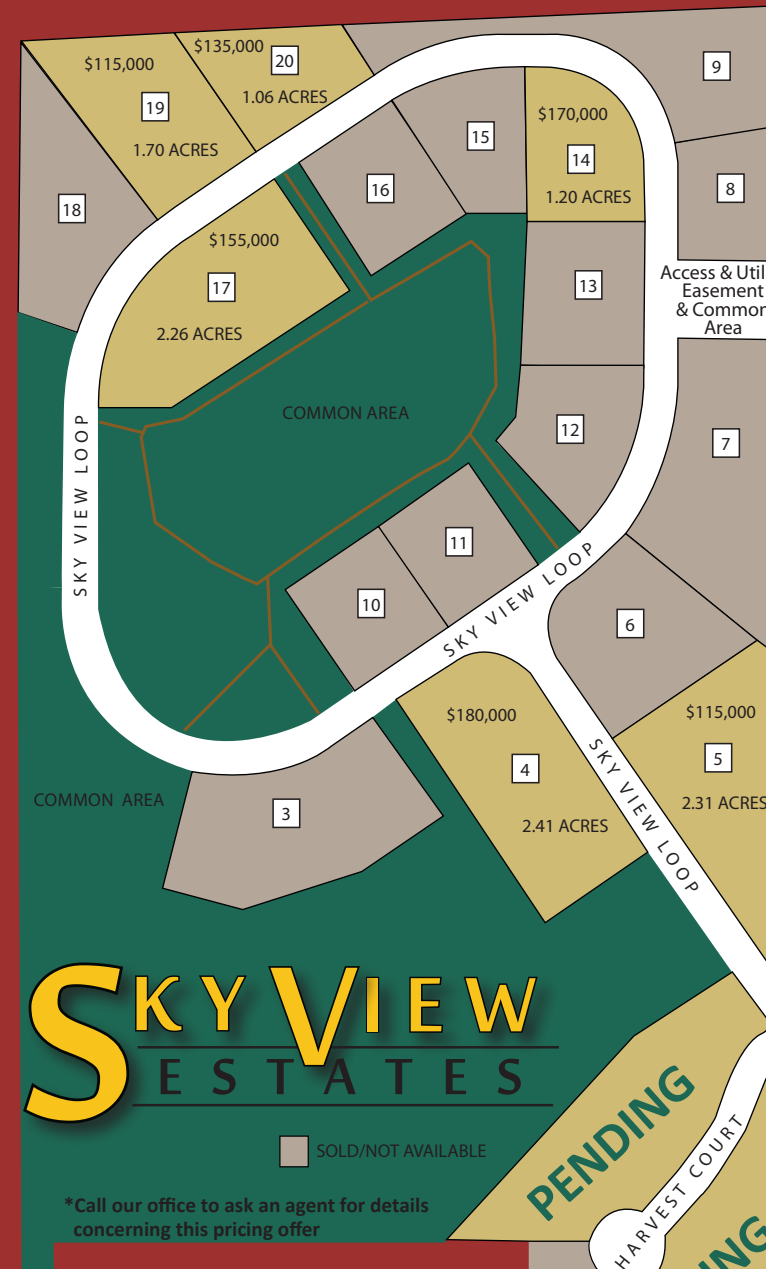
- Great location for building your next home.
- Wells in the area show good production.
- Gentle rolling hills, great views
- Great road access
- All lots are 5 +/- acres & \$75,000



All Property Lines are Approximate, Subject to Survey



128 East Third, Moscow, Idaho 83843
Phone 208.883.1525 | 800.205.7530



SKY VIEW ESTATES

*Call our office to ask an agent for details concerning this pricing offer

33+ Acres of Open Space and Pathways

Every Lot Has Paradise Ridge and Palouse Views

Paved, County-Maintained Roads

Amazing opportunities

all around for your dream home! Near the edge of Moscow is a unique rural community with wonderful open spaces and walking pathways.

Lots include private wells, power, natural gas, and phone. HOA maintains common open space (shown in green).

1.04 acres to 3.07 acre parcels: \$115,000 - \$180,000

Mail Kiosk & School Bus Shelter

208.883.1525
www.LatahRealty.com





128 E 3rd Street
Moscow, ID 83843
208-883-1525
www.LatahRealty.com

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OPPORTUNITY

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