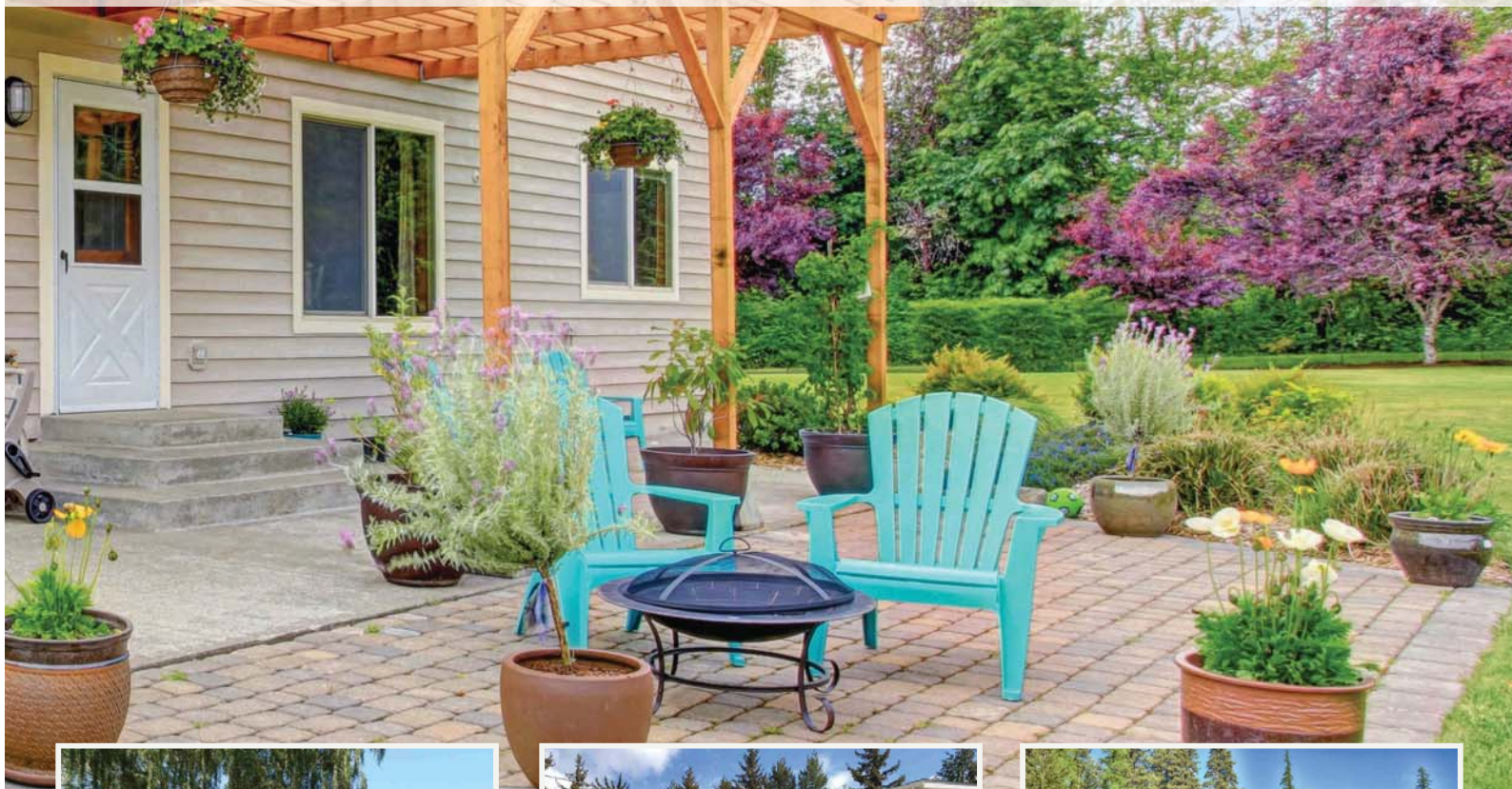


Summer 2018

Latah Realty's

PARADE *of* HOMES



P. 5 - Harden Rd, Moscow



P. 5 - Hwy 95 N, Moscow



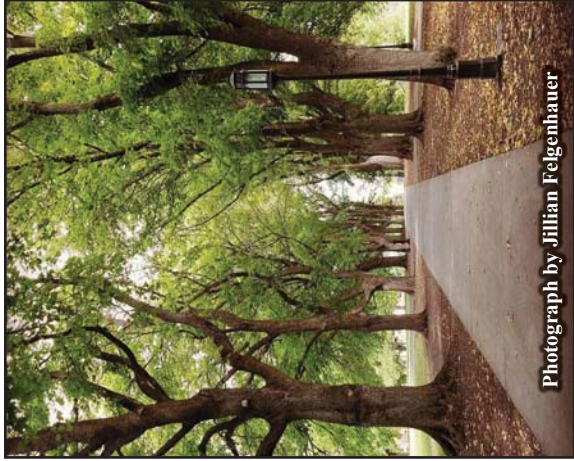
P. 28 - Hwy 3, Deary

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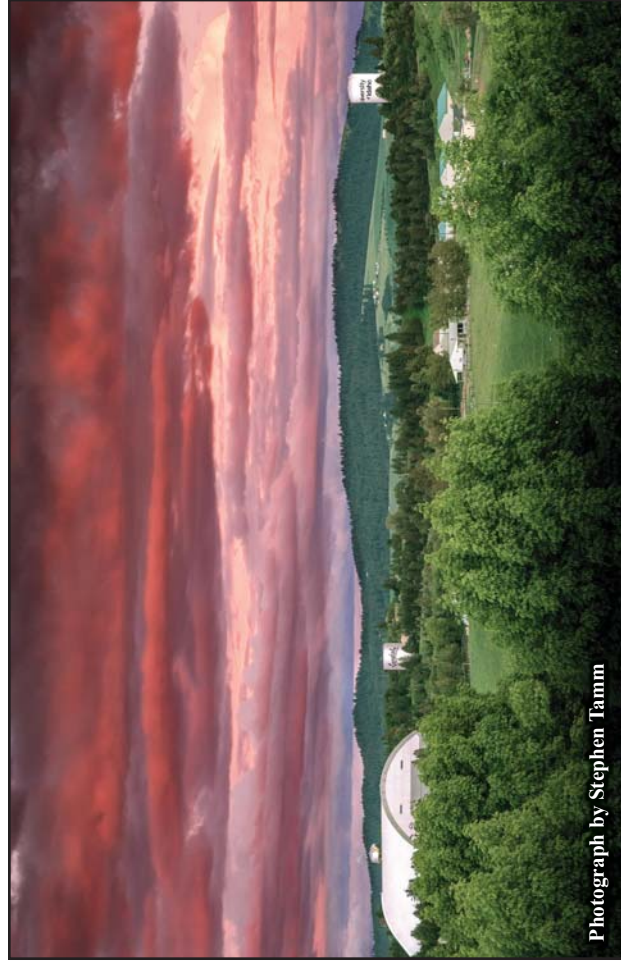


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<u>Troy, Deary, Bovill & Elk River</u> pages 27 - 32	<u>Potlatch, Princeton, Harvard, Kendrick, Juliaetta</u> pages 33 - 40



Photograph by Jillian Felgenhauer



Photograph by Stephen Tamm

About Latah Realty

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, and neighborhood sale trends. We also have the resources available to find any answers that we don't know!

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

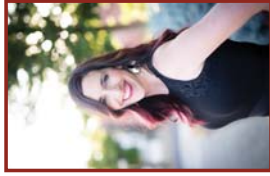


Meet Our Team



DARCY ANDERSON
BROKER
(509) 338-0358
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.



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

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.



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

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.



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

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.



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

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.



TAMI GREEN
REALTOR
(208) 301-8671
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.



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

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.



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

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.



SAMANTHA DEVOE-STOTT
REALTOR
B.S. PUBLIC RELATIONS
(208) 874-7113
Sam@LatahRealty.com

Sam was born and raised in Moscow, a graduate of the U of I, and is deeply invested in the community with her family and construction company. She believes in clear communication, advocacy and a strong work ethic. Her spare time is devoted to her three awesome kids and their pursuits.



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

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



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

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.



Moscow

Moscow is home to over 23,000 residents and students. Moscow lies on the eastern edge of the Palouse region of North Central Idaho. Moscow is home to the University of Idaho, a public land-grant research university. Moscow is also roughly 8 miles away from Washington State University, located in Pullman, Washington. The area boasts a highly skilled and educated work force, employed by Moscow's many thriving businesses, as well as both universities. Two other large employers in the area are Gritman Medical Center and Schweitzer Engineering Laboratories.

Moscow has a wide range of retail and dining options. From department stores to local breweries, you will be able to find everything you need in Moscow. Moscow also has two movie theaters, an aquatic center, an indoor trampoline center, a mall, and so much more. On Saturdays in May through October, Moscow has the Farmers Market downtown where local farmers, artists, and craftspeople set up booths to sell their items.

Genesee

Genesee is a quiet community nestled in the rolling hills and prairie of Idaho's Palouse country, halfway between Moscow and Lewiston. Genesee has a population of about 950 residents. For the outdoor enthusiast, there is fantastic hunting and fishing within a few miles of the city. The Clearwater and Snake River near Lewiston are world famous for Steelhead and Salmon fishing. Dworshak Reservoir, about 60 miles to the east, provides access to unlimited outdoor recreation. For those who don't miss the hustle and bustle of a big city, Genesee is a wonderful place to raise a family and enjoy life.

Viola

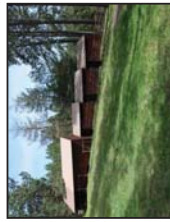
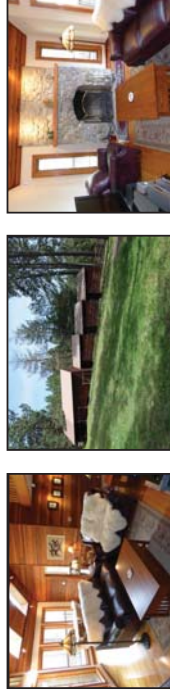
Just over 8 miles north of Moscow, Viola is an unincorporated town in Latah County. In 2014, the population of Viola was 578. Viola is a small, tight-knit community. There is a community center and post office. Viola is the perfect place for someone who wants to live away from all the hustle and bustle, yet still close enough to town to enjoy the conveniences.

Flannigan Creek Farms

15 +/- Acres
5 Bed, 4 Bath
4939 SF

Beautiful craftsmanship!
Wrap-around deck, barn + arena, perfect set up for horses, second home site! Granite countertops, master bedroom with fireplace & deck, master bath with 2 person whirlpool tub & solarium. Wood shop + wine cellar, radiant floor heating. This home has it all! More land available, call for details!
208-883-1525

1189 Flannigan Creek, Viola
MLS #98690849
\$590,000



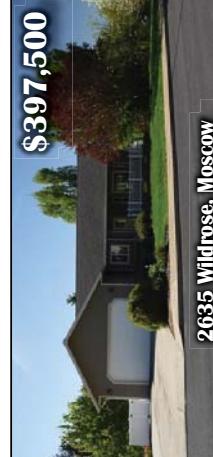
\$465,000
320 E 2nd St, Moscow

3 Bed, 2.5 Bath, 3919 SF. Amazing Ft. Russell home on large lot. There is a duplex behind main house, duplex has carport, attached 2-car garage, vaulted ceiling, A/C + updates. MLS #98687477



\$415,000
629 Conestoga, Moscow

5 Bed, 4 Bath, 3514 SF. Beautiful family charmer! Remodeled kitchen is a gourmet cooks delight, wine cellar in basement, outside area perfect for entertaining; patio, pergola, built-in BBQ. MLS #98694899



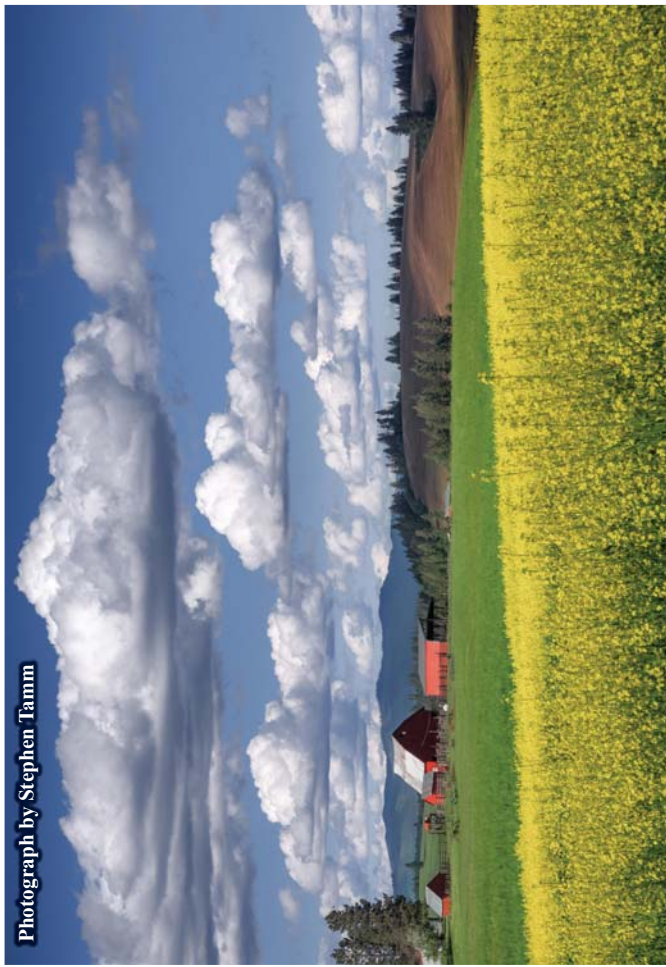
\$397,500
2635 Wildrose, Moscow

6 Bed, 3 Bath, 3406 SF. Great home on large lot. Oversized master with separate vanities, tile, & jetted tub. Large rec room + family room. Massive back deck & beautiful private fenced yard. MLS #98693336



\$395,000
1680 White Ave, Moscow

3 Bed, 2 Bath, 1104 SF per unit. Units are spacious & feature 3 beds & 2 baths with an en-suite master bathroom, very little deferred maintenance, great location. MLS #98695822



Photograph by Stephen Tamm



Hilltop on the Edge of Moscow

1210 Harden Rd., Moscow
MLS #98636669

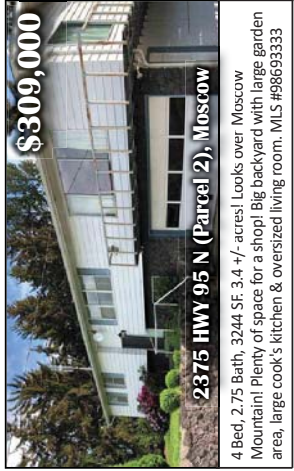
\$580,000



3.01 +/- Acres
7 Bed, 4 Bath
5860 SF

Just outside city limits, private & peaceful! Brazilian cherry flooring, stone tile kitchen countertops + kitchen countertops + tile flooring, & a second kitchen. Mature fruit trees, terraced garden, & custom rock work & fencing! 40' x 80' shop/barn, room for your horses!

A must see property!



\$309,000

2375 HWY 95 N (Parcel 2), Moscow

4 Bed, 2.75 Bath, 3244 SF, 3.4 +/- acres! Looks over Moscow Mountain! Plenty of space for a shop! Big backyard with large garden area, large cook's kitchen & oversized living room. MLS #98693333



\$293,500

1422 Covey Ln, Moscow

4 Bed, 3 Bath, 2033 SF. Move-in ready! Fresh paint, amazing back deck retreat! MLS #98693721



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\$287,500

1205 Kamiakten St, Moscow

5 Bed, 2 Bath, 2591 SF. Fantastic location right across from Triangle Park! En-suite master 3/4 bath, basement den, 2-car garage, fully fenced backyard & more! MLS #98698539



\$375,000

775 Indian Hills Dr, Moscow

4 Bed, 3 Bath, 2188 SF. NEW CONSTRUCTION with VIEWS! Open floorplan, still time to customize! MLS #98693485



\$353,000

912 Indian Hills Dr, Moscow

3 Bed, 2 Bath, 1600 SF. Tri-level, oversize garage & inviting foyer, gorgeous views of Paradise Ridge & Tomer Butte, stunning kitchen. MLS #98695550



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129 W. 3rd Street, Suite 102, Moscow, ID 83843
www.rimrockconsulting.net
rimrock@rimrockconsulting.net
208.883.5339



\$329,500

2319 E 6th St, Moscow

3 Bed, 2 Bath, 1766 SF. Gorgeous like-new single level custom home. Open vaulted great room & kitchen, split bedroom design. Beautiful private backyard with great covered patio. MLS #98694950



\$275,000

610 N Adams, Moscow

5 Bed, 2 Bath, 2500 SF! Charming & unique with lots of new flooring. One-of-a-kind front yard has lush landscaping, decorative pavers, & special fountain. Cool 2-story heated building in back. MLS #TBD



\$280,000

1593 Concord, Moscow

4 Bed, 3 Bath, 2544 SF. Situated right next to the HIRC & Hamilton-Lowe Aquatic Center, 2-car garage, new decks, fresh paint, fully fenced backyard, & amazing location! MLS #98697819

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\$279,500

2974 Hwy 8 E, Moscow

5 Bed, 2.5 Bath, 2622 SF. Home sits on nearly half an acre! Spacious floor plan, the backyard is a large sanctuary of trees, greenery & garden space. MLS #98693491



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\$249,500

3460 Hwy 95 S, Moscow

4 Bed, 2 Bath, 1806 SF home nestled on 5 +/- acres just minutes from Moscow. Open floor plan, vaulted ceilings, completely remodeled & updated. Rolling topography w/stunning views! MLS #98697597



\$249,000

412 Spotswood, Moscow

5 Units. Investment property, great returns, close to downtown, long-term rental history, off-street parking. Each unit has its own character. MLS #98689527



\$265,000

2404 E F St, Moscow

4 Bed, 2 Bath, 1845 SF. Spacious home close to schools, walking trail & Mountain View Park. Fenced backyard with patio, new flooring, new interior & exterior paint. MLS #98694925



\$262,000

2803 Granville, Moscow

3 Bed, 2 Bath, 1268 SF. BRAND NEW CONSTRUCTION! Beautiful home with granite countertops, vaulted ceilings, eat-in kitchen, 2-car garage, & plenty of storage! Owner/Agent. MLS #98695674



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A SELLER'S SECRET WEAPON

So you're selling your home. And naturally you want it sold yesterday and for as much as possible. Ever wonder how some sellers achieve just this while other seller's homes just linger on the market? What's their secret for success? And can you tap into it? The answer is yes.

Keep in mind, the key to success isn't just one thing. It's always more complicated than that. Proper pricing and marketing are critical but so is creating that first and lasting impression. The impression that stays with the buyer and tugs at their heartstrings. And how do you do this? One critical way is through the valuable marketing tool of home staging.

Home staging consists of more than just one thing. But overall, home staging is the process of preparing your home to sell. And you achieve this by highlighting the great and minimizing the not-so-great. Once you're committed to the idea of selling your home, you need to take a step back and realize that the home you love has flaws. Having owned a home staging and interior painting business in Seattle, I've worked with a diverse range of clients and understand that preparing your home to sell is emotionally difficult. But it's time to become objective. And if you can't, hire someone to do just that. Because

being unrealistic about your home will result in low ball offers, lingering time on the market and wasted emotional energy.

The process of home staging can encompass interior and exterior painting, landscaping and interior design. But for the sake of this article, we'll focus on the home interior. Whether its online or in person, a buyer will make a first impression of your home in seconds. So if it's online, the photos need to be sharp, bright, focused and no toilet seat lids up! If it's in person, well, that's a whole new ball game.

Imagine walking into a stranger's home. You notice everything. Smells, lighting, temperature, cleanliness, artwork, personal photos, along with the home layout. And so will the buyer of your home. Start by eliminating things that are a distraction from your home such as too many personal items, too much furniture, too many clothes in the closet. Simple is best. All your beloved décor that litters the walls, table and counters should be minimized. Remember, the buyer is looking at your home to see if they can envision themselves living there. And that's hard to do when your personal possessions are the topic of conversation.

Before



After



Note: this is with seller's own items

Create spaces in the home that make sense. If your home layout suffers from one or two odd areas, consult a professional on how to make an asset out of these spaces. It'll be one less thing a buyer can object to when looking at your home. Even though this process may be painful and possibly insulting, remember that your goal is to sell as fast as possible for as much as possible.

And speaking of possibly insulting, something you may not notice about your home is the smell. Let's admit it, it exists. All homes have a smell whether it be good, bad or neutral. More often than not, we hear about and notice only the bad smells. So again, try to be objective and sniff around. To help eliminate smells that can turn a buyer away from your home, start by thoroughly

cleaning out things that cause odors such as dog beds (sorry Rover), wet laundry, wet bath towels, kitchen garbage, smelly garbage disposals, scented candles and carpets. One thing to note about carpets is that if the carpet pad has absorbed an odor, cleaning the carpet will not remove the smell as the pad is what holds the smell.

Remember that staging your home can and should be your competitive advantage. All homes are not created equal. So think competitively and create the best first impression. Draw the buyer into your home by highlighting the home's best features. And when in doubt, consult a professional!



This article was written by Tanja Blue, a Realtor at Latah Realty. In addition to being a local realtor, Tanja owns and operates Birch Creek Painting and Rankin Staging.

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Best of Latah Photo Contest 2018

Thank you everyone who entered! We had a great turn-out, 100 entries to be exact. Looking forward to seeing the entries next year!



1st Place
"Paradise Ridge"
by Mike Beiser



2nd Place
"Prospector's Perspective"
by Stephen Tamm



3rd Place
"Careless"
by Stephen Tamm



Honorable Mention
"Spring Trails"
by Kim Salisbury

Shop 'til you Drop!

\$429,500

4730 Lenville, Moscow
MLS #98694721



5 +/- Acres
3 Bed, 2 Bath
1845 SF

Huge shop, 60' x 90', beautiful views, minutes to Moscow, built-in man cave in shop that has own bath, RV Parking, room for animals!

\$242,500

2709 Robinson Park Rd, Moscow

3 Bed, 2.5 Bath, 1408 SF. Large, attached 2-car garage, open kitchen/living/dining room with hardwood floors throughout most of the main level. Upstairs master with walk-in closet. MLS #98697831

\$234,900

523 N Garfield, Moscow

3 bed, 2 bath, 1811 SF. Single family home currently being used as an over/under duplex. Recent bathroom remodel on upper floor. Detached 1-car garage. MLS #FTB


\$239,000

733 E 7th St, Moscow

4 Bed, 2 Bath, 1824 SF. Established neighborhood! Brand new flooring, large vaulted living/dining room, & RV parking space. MLS #98691115

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\$229,500

1019 S Harding, Moscow

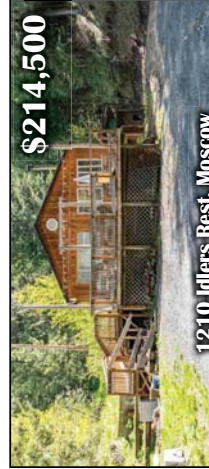
3 Bed, 1.5 Bath, 1661 SF. 864 SF shop in the back. Home is a lovely one-level with a cozy feel. RV parking space on side of home. MLS #98690866



\$220,000

313 S Asbury, Moscow

5 Bed, 2 Bath, 1542 SF. Located near the University of Idaho, perfect project for someone! Home has been used as a rental with almost 0% vacancy. MLS #98696008



\$214,500

1210 Idlers Rest, Moscow

3 Bed, 2 Bath, 1536 SF. 2.27 acres! Abundance of timber + wildlife, your own little nature sanctuary, newly remodeled baths, remodeled kitchen with newer cabinets & concrete countertops. MLS #98691752



\$205,000

512 Britton Ln, Moscow

3 Bed, 2.5 Bath, 1384 SF. 1-car garage, private backyard, master suite, professionally maintained yard, open living concept, expansive windows. MLS #TBD

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419 Taylor St, Moscow

Duplex. Great investment opportunity, steps from campus, abundance of off-street parking, 0% vacancy, separate electrical meters, over/under style. MLS #98691749

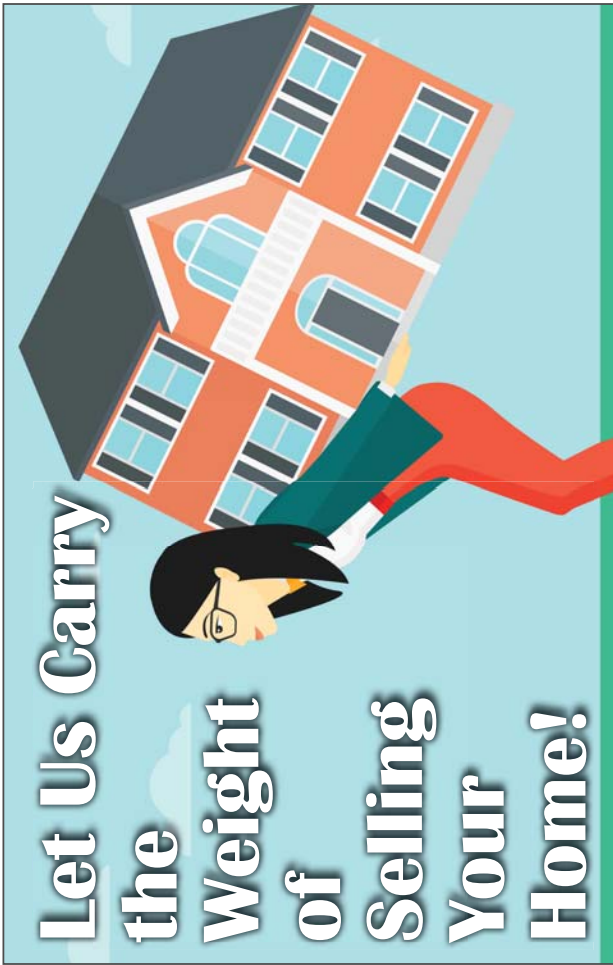


\$199,500

613 N Jefferson, Moscow

3 Bed, 1 Bath, 1560 SF. Well-kept home with an abundant amount of natural light & a functional floor plan. Spacious yard with deck & patio. MLS #98690273

Let Us Carry the Weight of Selling Your Home!



Latah Realty is one of the longest running and the oldest continuously locally owned/managed real estate brokerage firms in Latah County. Our hardwork and dedication over the years has earned us the #1 spot in the number of properties sold in Latah County for five years running.

Latah Realty is the only real estate brokerage on the Palouse to have a magazine dedicated to showcasing their listings. The Parade of Homes is a community, as well as their sellers. Our listings are advertised in local newspapers, on social media, and around the globe posting to a variety of real estate and specialty websites - over 90 to be exact! Some of the most popular websites we post our listings to include Trulia, Zillow and Realtor.com.

Residential Sales Per City

	2017		2018	
(Through June 30)	# OF SALES	AVG. PRICE	# OF SALES	AVG. PRICE
MOSCOW	157	\$220,625	174	\$259,262
TROY	23	\$210,828	15	\$236,333
POTLATCH	11	\$148,363	8	\$153,250
GENESEE	9	\$197,644	7	\$199,928
DEARY	5	\$197,440	7	\$251,357
BOVILL	2	\$43,000	3	\$80,633
VIOLA	1	\$474,000	3	\$333,666
KENDRICK	1	\$298,000	1	\$42,000
ELK RIVER	-	-	-	-
HARVARD	3	\$277,833	-	-
HELMER	-	-	-	-
ONAWAY	1	\$257,500	1	\$60,000
PRINCETON	1	\$285,000	2	\$435,000
JULIETTA	1	\$162,000	2	\$142,437
TOTALS	215	\$215,261	223	\$249,064



\$187,500
425 Spotswood, Moscow
 3 Bed, 1 Bath, 1656 SF. 1-car garage, spacious fenced backyard with alley access. Property has great potential & is priced accordingly. MLS #98692523



\$184,000
528 W. Chesnut St, Genesee
 4 Bed, 3 Bath, 2371 SF. Hardwood floors, remodeled kitchen, master suite upstairs, RV covered parking. Gardener's delight showcasing mature plantings & trees. MLS #98697452



\$162,000
595 W C Street, Moscow
 3 Bed, 3 Bath, 2872 SF. Tons of SF in this affordably priced home. Situated on corner lot, great proximity to U of I, plenty of off-street parking, private master suite with walk-in closet. MLS #98692453



\$158,000
1010 Chaney, Viola
 Small hobby farm, home is situated on 6.6 +/- acres. 2 shops on this property. 24' x 32' & 2nd shop has electricity. Moscow School District, room for horses. MLS #98691207

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- Cul-de-Sac Location
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Block 1:

- 1: \$59,000 (6,004 SF)
- 2: \$70,000 (6,112 SF)
- 3: \$69,000 (6,095 SF)
- 4: \$65,000 (7,244 SF)
- 5: \$68,500 (7,047 SF)
- 6: \$69,000 (8,145 SF)
- 7: \$90,000 (10,735 SF)
- 8: \$90,000 (10,827 SF)
- 9: \$73,500 (7,396 SF)
- 10: \$73,500 (7,000 SF)
- 11: \$70,000 (6,868 SF)
- 12: \$72,000 (6,833 SF)
- 13: \$72,000 (6,398 SF)

Block 2:

- 1: \$82,000 (13,285 SF)
- 2: \$115,000 (14,830 SF)
- 3: \$90,000 (14,942 SF)

Block 3:

- 15: \$34,500 (9,608 SF)

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350 E Walnut, Genesee

\$45,000

2 Bed, 1 Bath. Brick house, corner lot. Detached garage with studio bedroom & 3/4 bath. Flat lot. MLS #98681761



411 N Almon #424, Moscow

\$12,000

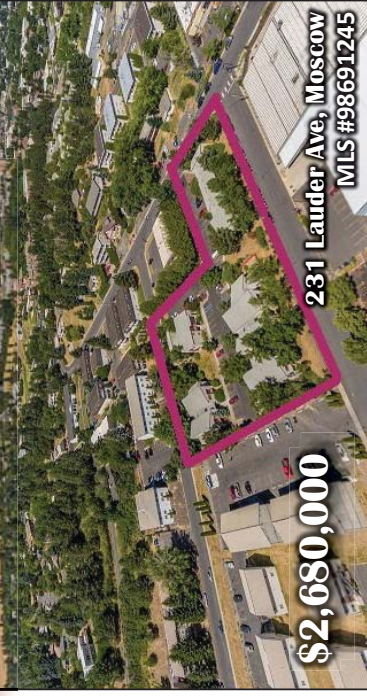
2 Bed, 1 Bath, 552 SF. Affordable home with nice yard & shade tree! Located in a great park, close to shopping & amenities. Bring your creativity & put your personal touch on this home! MLS #98694718

RESIDENTIAL INCOME PROPERTY

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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!



\$2,680,000

231 Lauder Ave, Moscow
MLS #98691245



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350 E Walnut, Genesee

\$45,000

2 Bed, 1 Bath. Brick house, corner lot. Detached garage with studio bedroom & 3/4 bath. Flat lot. MLS #98681761



411 N Almon #424, Moscow

\$12,000

2 Bed, 1 Bath, 552 SF. Affordable home with nice yard & shade tree! Located in a great park, close to shopping & amenities. Bring your creativity & put your personal touch on this home! MLS #98694718

THE QUARRY

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

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Our financing will make you feel right at home.



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homestreet.com/myrissamccann
NMLS ID# 109548



Kim Carlson
Loan Officer - Moscow
208.301.4470
kim.carlson@homestreet.com
homestreet.com/kimcarlson
NMLS ID# 104133



Ray Wallace
Loan Officer - Pullman
208.310.1786
ray.wallace@homestreet.com
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All loans subject to approval.

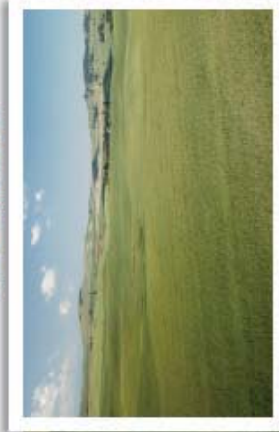
FDIC



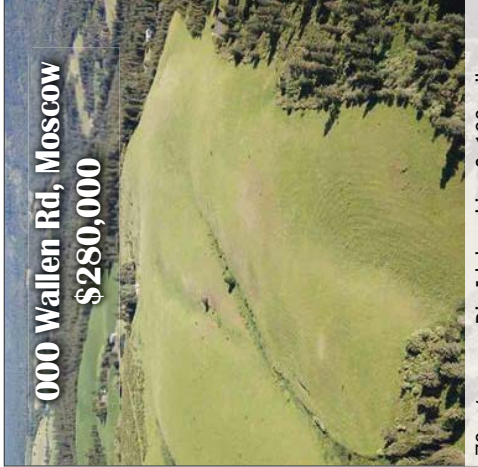


BLAINE ROAD FARM

Property like this is rarely available!
This great Moscow-Genesee farm acreage is located south of Paradise Ridge. The entire property would be eligible for several building permits. These don't come around often!



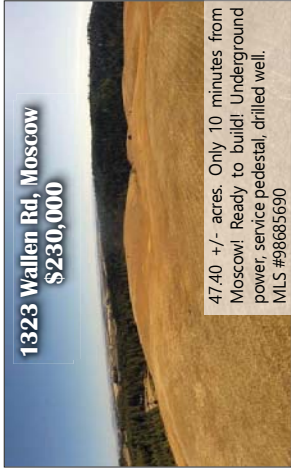
A - 14.5 +/- Acre Nice Building Parcel, Good Access & Views	\$100,000
B - 440 +/- Acres of Palouse Area Farm	\$965,000



000 Wallen Rd, Moscow

\$280,000

70 +/- acres. Big Idaho skies & 100 mile views, the signature of the Palouse in Northern Idaho. Land is gently rolling, plenty of room to roam. MLS #98690573



1323 Wallen Rd, Moscow

\$230,000

47.40 +/- acres. Only 10 minutes from Moscow! Ready to build! Underground power, service pedestal, drilled well. MLS #98685690



0000 West View Dr, Moscow

\$229,900

4.50 +/- acres. 18 unimproved platted lots in Meadow Brook 2nd Addition, near park & Joseph St. ball fields, & by established neighborhoods. MLS #115154

NAR (National Association of Realtors) states that 95% of homebuyers use an online search to find real estate.

Source: NAR Real Estate in a Digital Age 2017 Report

Our competitors quote this data when asked why they don't publish a print periodical.

But you're reading this...

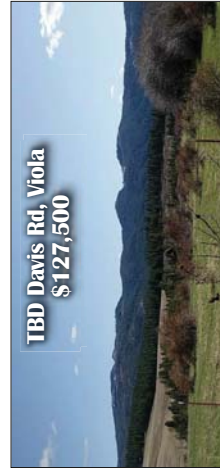


Exclusive publisher of the
PARADE of HOMES



TBD Genesee-Iroy Rd #4, Moscow
\$164,500

Premium 9.32 +/- acres, good well, timber & open ground, fantastic Moscow Mountain views! MLS #98677790



TBD Davis Rd, Viola
\$127,500

2007 +/- acres. Out in the country but still in Moscow School District. Many options for building sites. Property is rich with wildlife! Must see! MLS #98689678



1043 El Cajon St, Moscow
\$112,000

0.85 +/- acre. Seller will install private driveway to the building site at the asking price. MLS #9867847



000 Kasper Rd, Moscow
\$89,500

5.71 +/- acres. Ready for you to build your country home! Just a few minutes from Moscow. Southern exposure, seasonal creek, & eligible for 1 single family building permit. MLS #98680878



Suede Lane Lot 2

- 3 ACRE PARCEL
- COUNTRY LIVING MINUTES FROM TOWN
- POWER AND ROAD TO BE PLACED
- AMAZING 360 DEGREE VIEWS
- NEIGHBORING WELLS GET 50-100 GPM
- PERC TESTS HAVE BEEN APPROVED

Brought to you by: **Latah Realty**



TBD SkyView Loop, Moscow
\$95,000

Gorgeous 2.51 acre parcel just outside of Moscow city limits. Utilities & well, close to town. (Lot 7) MLS #98678980



TBD SkyView Loop, Moscow
\$100,000

1.12 acres. Build your dream home! Spectacular views! Utilities run to property, 12 gpm well. (Lot 16) MLS #98678981



000 Hwy 95 N (Parcel A), Moscow
\$82,500

13.50 +/- acres. Unbelievable southeastern exposure - with a little bit of everything country. This acreage goes from flat to gently rolling, this parcel has great utility. MLS #98651646



- 28 RESIDENTIAL LOTS
- BEAUTIFUL VIEWS
- EASY ACCESS TO HWY 95
- NEAR SHOPPING AND DINING



Come Build Your DREAM HOME on Rudd/Cove Rd!

- Located in Viola
- 6.06 to 10.03 ac
- Each parcel eligible for 1 single family building permit
- Power available
- Fantastic views
- Great location
- County road access!



1067 Eid Rd, Moscow
\$79,500

7.23 +/- acres. Hello horse property! Build your dream home & bring your livestock. Fully fenced, a year-round fully stocked pond, stunning views. MLS #98690168



TBD Indian Hills Dr, Moscow
\$38,000

12,231 SF lot. Southern views, ready for a home, sloping terrain, affordable lot in Moscow. MLS #98689681



TBD N Laurel St, Genesee
\$11,000

0.26 +/- acre city lot. Beautiful views of the rolling Palouse farm land, buildable, limited traffic, & convenient location. MLS #98637178



624 Victoria, Moscow
\$67,000

12,634 SF lot. One of the last few remaining buildable lots located in great proximity to Frontier Park! Beautiful views of the Palouse. MLS #98695051



2112 Cambridge Ct, Moscow
\$58,000

0.52 +/- acre. Here is your chance to own the last lot for sale on this street!!! Over 22,000 SF with a great view on a quiet cul-de-sac. Come & see this one today! MLS #98683722



Picture yourself here....



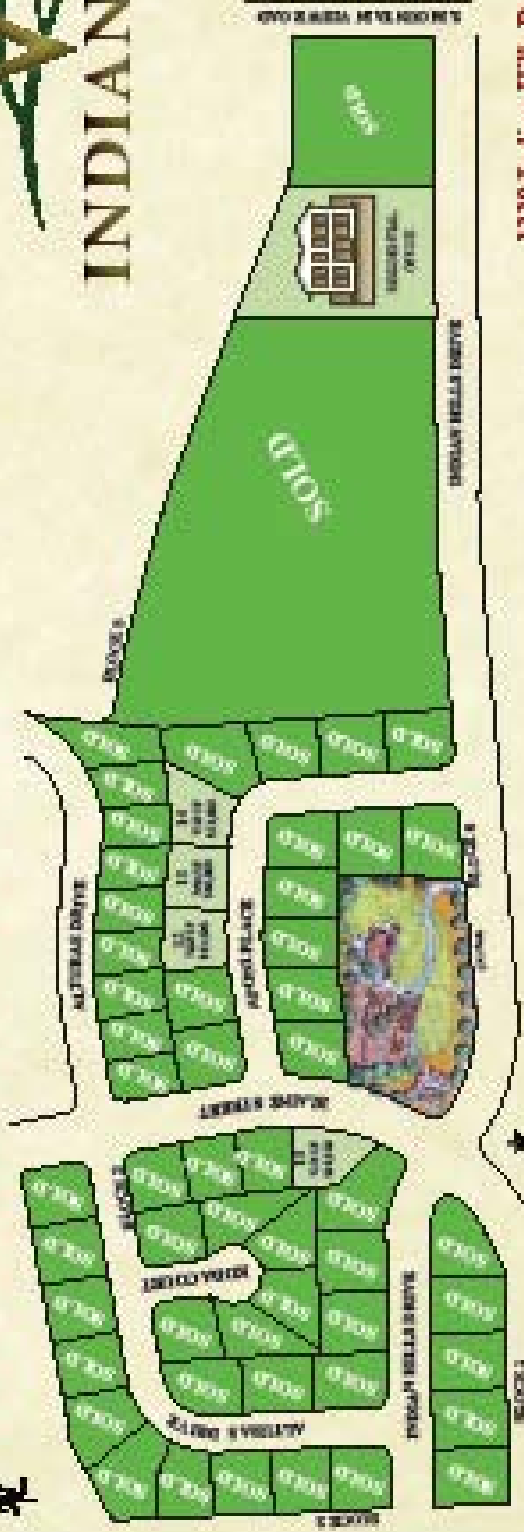
Dream Home

WE'LL TAKE CARE OF THE REST!



ONLY 4 LOTS REMAINING!

INDIAN HILLS

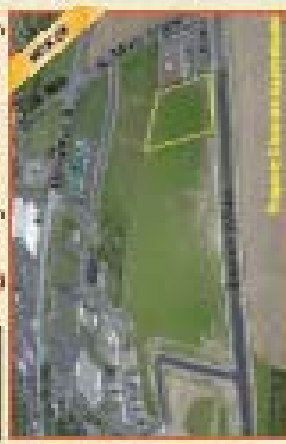


- Great Location
- Panoramic Views
- City Park
- Custom Homes
- Office Space Built to Suit
- Near Paradise Path

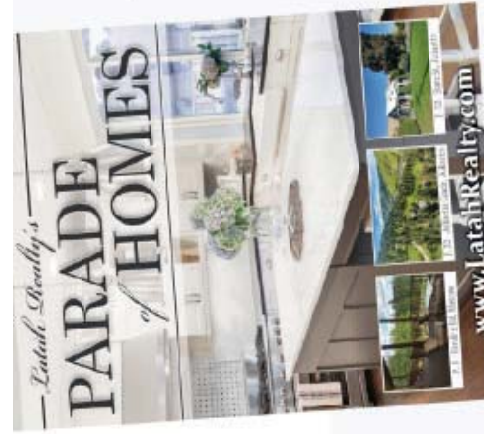
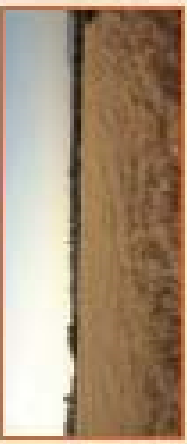


1330 Indian Hills Dr
MLS# 115313
\$261,360

Highway 8 Accessibility!



- Full Access
- Eased Residential Office
- 100 Miles to Property
- Eased Completely Level Lot
- Eased Accessibility to Highway 8
- Multi Family Units on Other Sides



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 your home featured
 in our next issue?*

Call us to find out how!
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Troy

Located just over 10 miles from Moscow, Troy is a small town in Latah County, 1.5 hours north of Troy is Lake Coeur d' Alene, the Spokane International Airport, and big city shopping. Lewis and Clark State College is 50 miles to the south of Troy. Vast recreational wilderness lies to the east of Troy. Two major universities are west of Troy: The University of Idaho in Moscow and Washington State University in Pullman, WA. In the 2010 census, Troy had 862 residents.

Deary

Deary is a small community of just over 500 residents. Deary is roughly 24 miles from Moscow, and 42 miles from Lewiston. There are numerous camping sites and trails surrounding Deary, leaving the options endless for outdoor recreational activities. If the mountains are your favorite place to be, you will love living in Deary.

Bovill

Bovill is a small community located 34 miles northeast of Moscow, Idaho. Bovill is in the center of the beautiful St. Joe National Forest. As of July 2017, the City of Bovill has a population of 272. Bovill is surrounded by beautiful scenery, where the options of outdoor recreational activities are endless. From fishing and hunting to playing in the snow on four-wheelers, there are tons of activities for the whole family to enjoy. Bovill is a nice country getaway, away from all the hustle and bustle of Moscow.

Elk River

Located approximately 17 miles from Bovill, Elk River is a small town in Clearwater County, Idaho. The population of Elk River was 120 in 2014. Elk River is a tight-knit community, surrounded by various recreational activity sites. There are numerous campgrounds surrounding Elk River, as well as the Elk Creek Reservoir. One of the popular attractions of Elk River is the Elk River Back Country Byway. This byway takes you through some gorgeous scenery where you can camp, boat, or fish.



400 +/- unique acres. Fantastic recreational or hunting retreat! 3 ponds on property. Bear Creek runs year-round, existing well. Road to top of property. MLS #98689171

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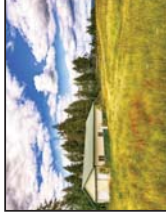
Secluded Home + Room to Roam!

27.75 +/- Acres
2 Bed, 3 Bath
2560 SF

GORGEOUS panoramic views. Beautiful home with 2-car attached garage, radiant floor heat, large kitchen, 50 gpm well, 40' x 60' shop with insulated workshop + several horse stalls that open to fenced pasture. Total privacy in this house on the hill. Multiple outbuildings on the property.

1313 Dry Creek Rd, Troy
MLS #98697150

\$428,500



\$150,000

110 N 2nd St, Elk River

3 Bed, 2 Bath, 1334 SF. Updated home on 2 city lots! Gorgeous hardwood floors, detached bunk house with half bath, large 2-car garage with workbench & fireplace. MLS #98694849



\$124,000

305 Idaho St, Deary

3 Bed, 2 Bath, 1632 SF. Numerous updates including vinyl windows, vinyl siding & metal roof, just needs your finishing touches! Non-conforming master with French doors. Great location! MLS #98697909

TBD Bethel Rd, Troy
\$525,000



TBD White Pine Flats, Troy
\$215,000

61 acres, paved county road, great views, eligible for 1 bldg permit, & power along county road. MLS #98684290



NNA Hwy 99, Troy
\$194,500

51.64 +/- acres. Rolling hills with wonderful views! 44 gpm well. Property currently being farmed. Easy commute to Moscow or Lewiston. MLS #98679457

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Horse Haven

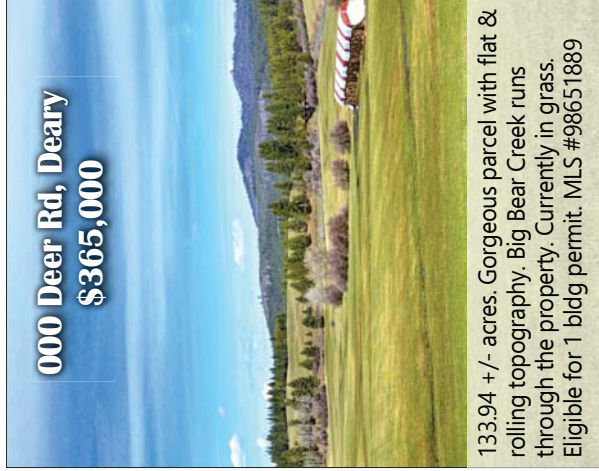
\$2,200,000

0000 White Pine Flats, Troy
MLS #116864



108 +/- Acres!
4236 SF Custom Home

Gorgeous custom built home! Wood floors, custom oak cabinets, large windows, VIEWS, + huge master suite! Massive wrap-around porch, custom oak cabinets, 25,500 SF horse building, full-size indoor dressage arena, hay & equipment storage buildings.



000 Deer Rd, Deary
\$365,000

133.94 +/- acres. Gorgeous parcel with flat & rolling topography. Big Bear Creek runs through the property. Currently in grass. Eligible for 1 bldg permit. MLS #98651889



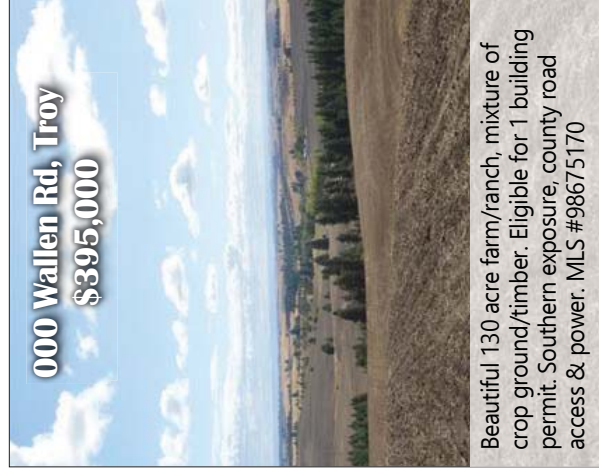
000 Pleasant Hill Rd, Troy
\$115,000

23.85 acres, panoramic views, eligible for 1 building permit, great building site, paved county road. MLS #98680959



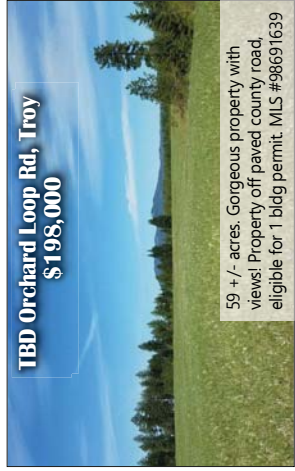
TBD Drury Rd, Deary
\$115,000

Very Nice 40 +/- acre parcel. Panoramic views, county road & power run along length of one side of the property. MLS #98698453



000 Wallen Rd, Troy
\$395,000

Beautiful 130 acre farm/ranch, mixture of crop ground/timber. Eligible for 1 building permit. Southern exposure, county road access & power. MLS #98675170




TBD Orchard Loop Rd, Troy
\$198,000

59 +/- acres. Gorgeous property with views! Property off paved county road, eligible for 1 bldg permit. MLS #98691639



TBD Dry Creek Rd, Troy
\$135,000

13 acres. Stunning panoramic views, road being built by seller, one bldg permit, great wells in area, multiple bldg sites with GREAT views! MLS #98697159



Castle on a Hill

8.90 +/- Acres
4 Bed, 3 Bath
3062 SF

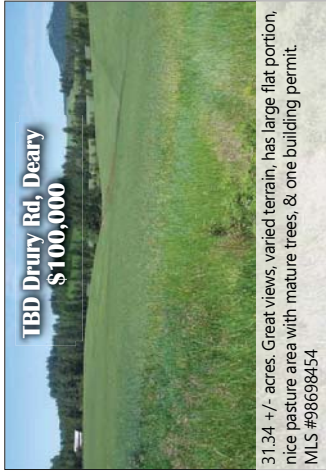
Formal dining room, great room with high ceilings & French doors leading to outdoor haven. Huge 36' x 60' shop & attached 3-car garage. 24' x 40' barn with lean-to, heat, water, & stalls! Granite countertops & Cherry cabinets, gorgeous wood floors. Fenced & ready for your animals!

\$525,000

2685 Hwy 3, Deary
MLS #98655261

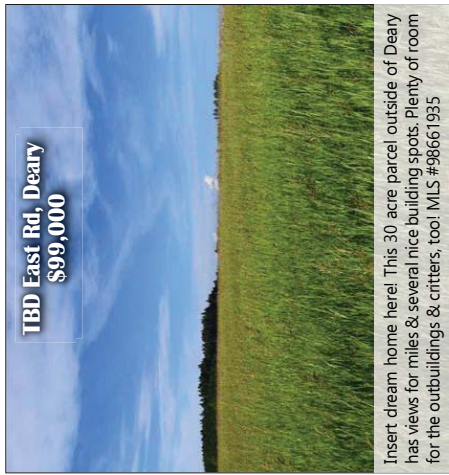






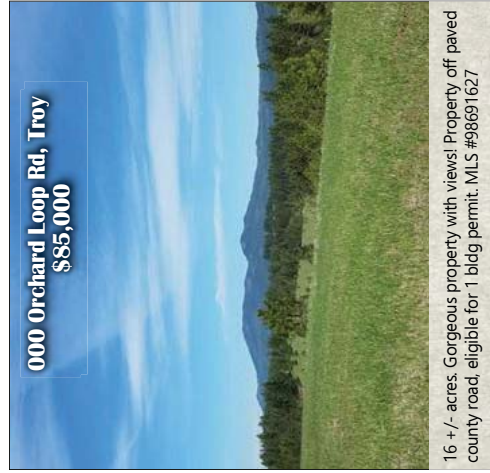
TBD Drury Rd, Deary
\$100,000

31.34 +/- acres. Great views, varied terrain, has large flat portion, nice pasture area with mature trees, & one building permit. MLS #98698454



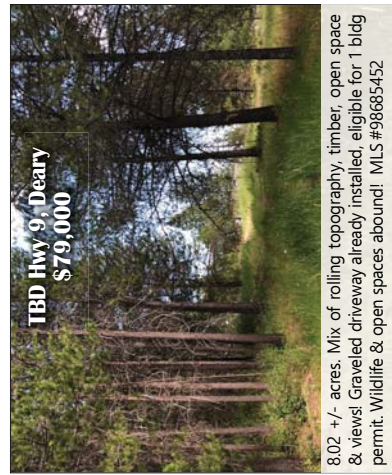
TBD East Rd, Deary
\$99,000

Insert dream home here! This 30 acre parcel outside of Deary has views for miles & several nice building spots. Plenty of room for the outbuildings & critters, too! MLS #98661935



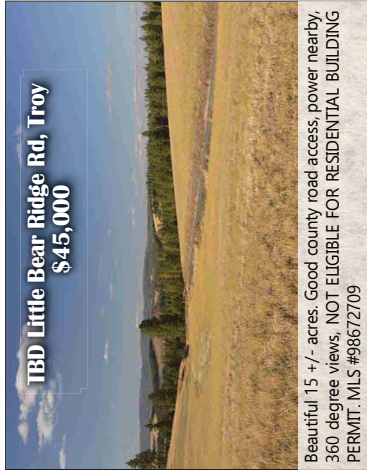
000 Orchard Loop Rd, Troy
\$85,000

16 +/- acres. Gorgeous property with views! Property off paved county road, eligible for 1 bldg permit. MLS #98691627



TBD Hwy 9, Deary
\$79,000

8.02 +/- acres. Mix of rolling topography, timber, open space & views! Graveled driveway already installed, eligible for 1 bldg permit. Wildlife & open spaces abound! MLS #98685452



TBD Little Bear Ridge Rd, Troy
\$45,000


Beautiful 15 +/- acres. Good county road access, power nearby, 360 degree views, NOT ELIGIBLE FOR RESIDENTIAL BUILDING PERMIT. MLS #98672709



000 5th St, Bovill
\$19,000


Large 10,230 SF lot. Nice, level spot for your home, shop, and/or RV parking. Perfect lot for your weekend getaway. MLS #98685472

Troy Country Estates




Rachel St

- Lot 1: 5 +/- ac, \$62,000
- Lot 2: 5 +/- ac, \$65,000
- Lot 3: 4 +/- ac, \$72,000
- Lot 4: 4 +/- ac, \$80,000



Highway 99

- All lots are 5 +/- acres
- All lots are \$75,000



Big Meadow Rd

- Lot 1: 7 +/- ac, \$69,000
- Lot 2: 10 +/- ac, \$100,000
- Lot 3: 10 +/- ac, \$80,000
- Lot 4: 9 ac, \$130,000

- All the benefits of country living

- Great views!

- Close to town

- Open building sites

- Shared access road

All Property Lines are Approximate, Subject to Survey

Potlatch

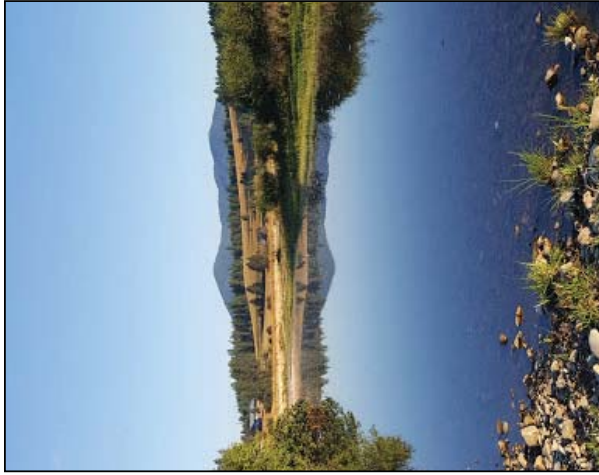
Potlatch is roughly 18 miles north of Moscow. The City of Potlatch has a population of over 800 people. The community began as a company town for Potlatch Forest, Inc., once boasting the world's largest White Pine sawmill in the United States (1906) with a booming forest industry. Along with the schools, Potlatch also has a public library, a local market, a gas station, a bank, a credit union and a few other businesses.

Princeton

Princeton is located 3 miles from Potlatch. Princeton is an unincorporated town in Latah County, with a population of around 150 residents. Princeton has a post office, a tavern, a café, a church, and an auto repair shop. Being approximately 21 miles away from Moscow, Princeton is the perfect place for someone who wants to be away from the hustle and bustle of the city and enjoy the great outdoors.

& Outlying Areas

Latah Realty is licensed throughout the entire state of Idaho. Occasionally we will have listings located outside of Latah County. Those listings can be found in this section.

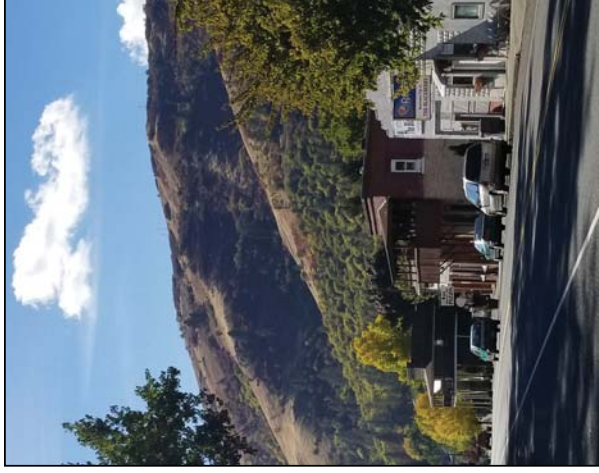
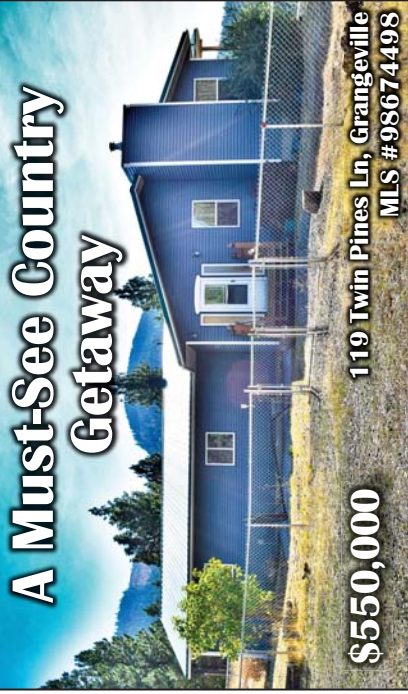


Harvard

Harvard is an unincorporated community in Latah County. Harvard has a post office, an RV park, and a restaurant named Hoodoo. Harvard is surrounded by the beautiful Northern Idaho landscape. You will find many camping and fishing sites surrounding Harvard, the most popular composite being Laird Park Campground, which is located in the Saint Joe National Forest.

Kendrick/Juliaetta



Located approximately 23 miles from Moscow, Kendrick is a town of about 300 residents. Only 4 miles away from Kendrick is Juliaetta, a town of around 600 residents. Both Kendrick and Juliaetta are towns in Latah County. On Highway 3, they are approximately halfway between Moscow and Lewiston. Two of Kendrick and Juliaetta's major employers are agricultural companies, George F. Brocke & Sons Inc and CHS Primeland. Some of the other businesses include banks, local markets, medical and dental facilities, and dining options.

A Must-See Country Getaway

\$550,000

119 Twin Pines Ln, Grangeville
MLS #98674498

16.732 +/- Acres
6 Bed, 2.5 Bath
3920 SF
Stunning views in every direction! Surrounded by nature! Main floor has Maple hardwood floors, living room with wood stove, formal dining & kitchen with granite countertops & sliding door to wrap-around deck. Ready for your animals! Detached 2-car garage with work shed, lean-to, 3-stall pond!



\$240,000

215 Main St, Juliaetta

Remodeled 5-Plex, two 2 bedroom units, three 1 bedroom units, new roof in 2017, 50 year warranty on roof, almost 0% vacancy.
MLS #98667179



\$225,000

255 Three Bear Rd, Kendrick

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. MLS #98659677



\$188,000

625 Oak St, Potlatch

4 Bed, 2 Bath, 1968 SF. Very nicely renovated Potlatch home. Fir floors, white picket front porch, & basement. MLS #98692331



\$220,000

709 State St, Juliaetta

2 Bed, 2 Bath, 1322 SF, 2.16 +/- acres! Charming hobby farm! Large windows, wood burning fireplace, coffered ceilings, 2-car detached garage + carport, several outbuildings + MORE! MLS #98671881



Huge Shop + Horse Stalls!

\$449,000

29123 N Juliaetta Grade, Juliaetta
MLS #98655053

31.80 +/- Acres
4 Bed, 4 Bath
2657 SF

Room to roam! Garden space, area for horses, & so much more! Main floor features formal dining + living room, comfortable family room, private master suite. Huge 24' x 40' shop with concrete floor + tack shed. Guest cottage. Land is a mixture of timber & open pasture, abundance of spring well water.




Shouse on 12+ Acres!

\$389,000

1039 Wheatland Rd, Kendrick
MLS #98687471

12.09 +/- Acres
3 Bed, 3 Bath
2400 SF

Truly functional, low-maintenance "shouse" (shop/house) on 12 +/- acres. Fantastic southern & eastern views. Low maintenance, solid steel building with lots of thick insulation. Large heated shop area has its own 1/2 bath & large walk-in cooler + four-bay + machine shed. Lots of privacy!



New home, new adventure, new memories.

Down payment grants for first time home buyers are available up to **\$5,000** based on income.



P1FCU
Mortgage Center

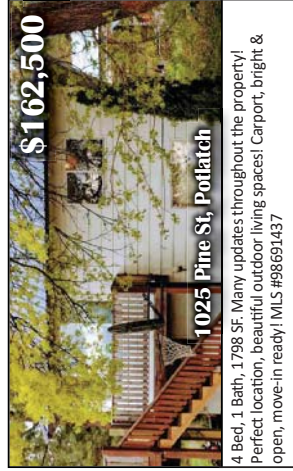


p1fcu.org
NMLS ID #527990




828 W Pullman Rd. Moscow, ID

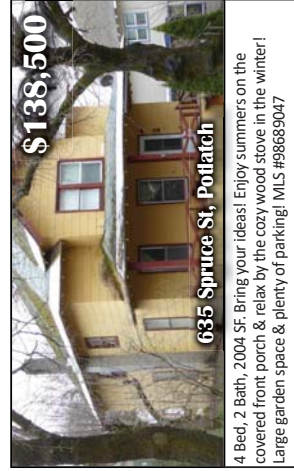
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\$162,500

1025 Pine St, Pottlatch

4 Bed, 1 Bath, 1798 SF. Many updates throughout the property! Perfect location, beautiful outdoor living spaces! Carpet, bright & open, move-in ready! MLS #98691437



\$138,500

635 Spruce St, Pottlatch

4 Bed, 2 Bath, 2004 SF. Bring your ideas! Enjoy summers on the covered front porch & relax by the cozy wood stove in the winter! Large garden space & plenty of parking! MLS #98689047



COMMERCIAL PROPERTY

\$45,000

3470 Hwy 6, Princeton
MLS #98689285

Bring your ideas & dreams because this one is in reach! Own a commercial location, building & land! Many options, sits right on the highway. Come make your ideas & dreams a reality! Zoned commercial by Latah County, price includes fixtures!

COMMERCIAL PROPERTY
\$225,000



5491 Hwy 95, Potlatch
MLS #98695554

Dad's Diner, 3000 +/- SF building & .71 acre lot make for plenty of room to run this proven business & possibly expand. Fully furnished business. Seller is willing to provide training.

\$125,000



420 Pine, Potlatch

2 Bed, 1 Bath, 1088 SF. Great location! Walking distance to most everything! Great lot, room for RV parking! Remodeled around 2008. New wiring, plumbing, windows & more! MLS #98679330

COMMERCIAL PROPERTY
\$39,900



709 E Main, Kendrick
MLS #98690557

2000 +/- SF, 1 Bath. Store in front half, car shop in center with vehicle lift, engine hoist, & gear shop in rear. Downtown parking & quick access to Post Office, bike trail, etc.

\$65,000



1000 Cones Circle, Princeton

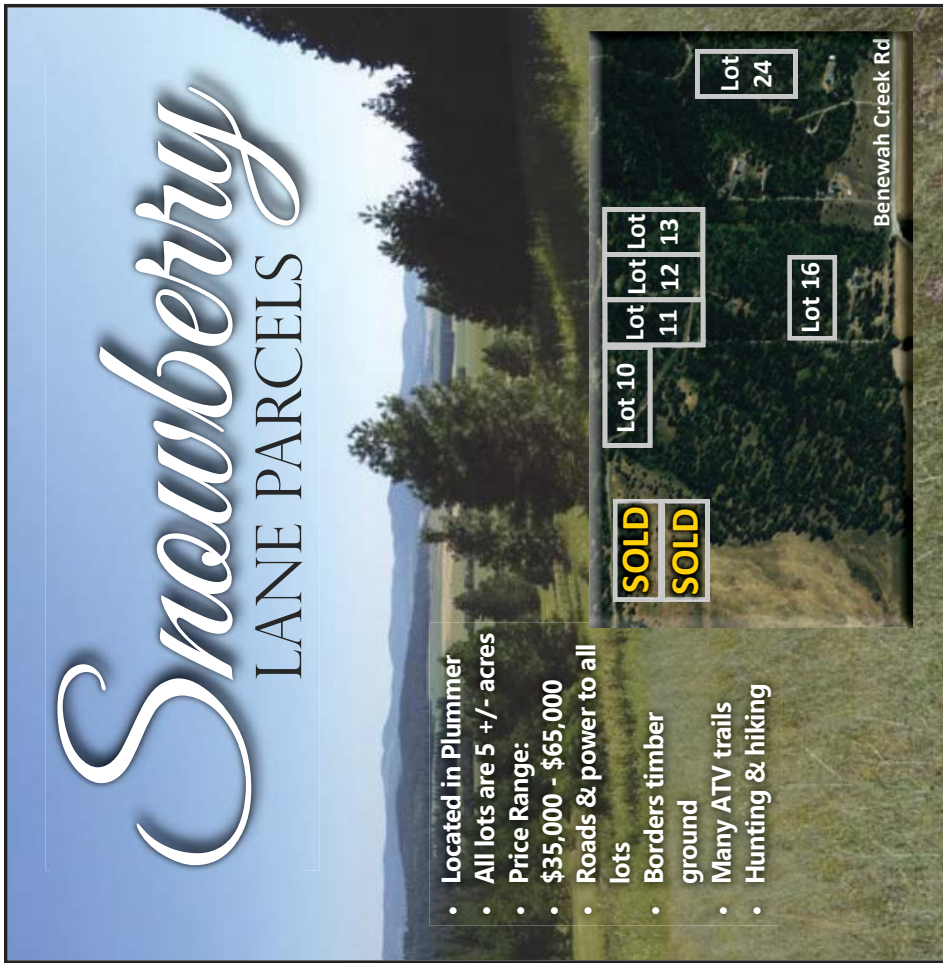
1 Bed, 1 Bath, 368 SF. This home is conveniently located on a corner lot, the roof over this mobile home has kept it in great shape! Large, fully fenced yard is great for pets & BBQs! MLS #98695212

2171 Hwy 3, Kendrick
\$995,000



600 +/- 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. MLS #98675120

Snowberry
LANE PARCELS



- Located in Plummer
- All lots are 5 +/- acres
- Price Range: \$35,000 - \$65,000
- Roads & power to all lots
- Borders timber ground
- Many ATV trails
- Hunting & hiking

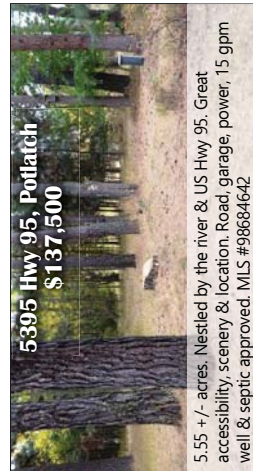
SOLD Lot 10
SOLD Lot 11 Lot 12 Lot 13
 Lot 16
 Lot 24
 Benewah Creek Rd

000 Hwy 3 (Parcel 1), Kendrick
\$140,000



92+ acres for not a lot of money! New all-season access road gets you to a great bench to build on with panoramic views over the Potlatch River canyon. MLS #98694884

5395 Hwy 95, Potlatch
\$137,500



5.55 +/- acres. Nestled by the river & US Hwy 95. Great accessibility, scenery & location. Road, garage, power, 15 gpm well & septic approved. MLS #98684642

TBD Vale Rd #3 & 4, Harvard
\$670,000

124.76 +/- acres. 2 building permits. Palouse River runs through it, forested hillsides & valleys, open meadows, hidden plateaus.
MLS #114564

000 Palouse River Rd, Harvard
\$100,000

20.21 +/- acres. Palouse River running through. Bordered by Potlatch Corp ground & National Forest. Additional acreage may be available. Perfect for hunting or dream home off-the-grid! MLS #98691708

000 Hwy 3 (Parcel 2), Kendrick
\$89,000

23 + acres sitting up off the highway with the warm canyon climate & a southern exposure. Eligible for 1 single family bldg permit from Latah County.
MLS #98694890

0 Highway 9, Harvard
\$99,500

13.50 +/- acres. Fantastic panoramic views, eligible for 1 building permit, off the highway via private road, seller to build driveway to building site for buyer. MLS #98663993

NNA Hwy 95, Potlatch
\$98,000

10.74 +/- acres. Opportunity awaits! Several functional outbuildings, the options are endless! Back portion of property has been used for hay & pasture for years. MLS #98665236

TBD Quartz Creek Rd, Harvard
\$87,500

10 +/- acres. This property is a mix of pasture & timber with a creek running through. Potential to purchase more. Great views, ease of access. MLS #98690079

5472 Hwy 95, Potlatch
\$60,000

2.23 +/- acres. Commercial property along Idaho's busy Hwy 95! Great hwy access, visibility, power, high producing well! Shop has a car lift built into the floor. MLS #98685162

3418 Hwy 6, Princeton
\$19,500

Lot size: 135' x 40'. Buildable, flat parcel, easy access to highway, has private well, eligible for 1 building permit.
MLS #98665842

Thank You

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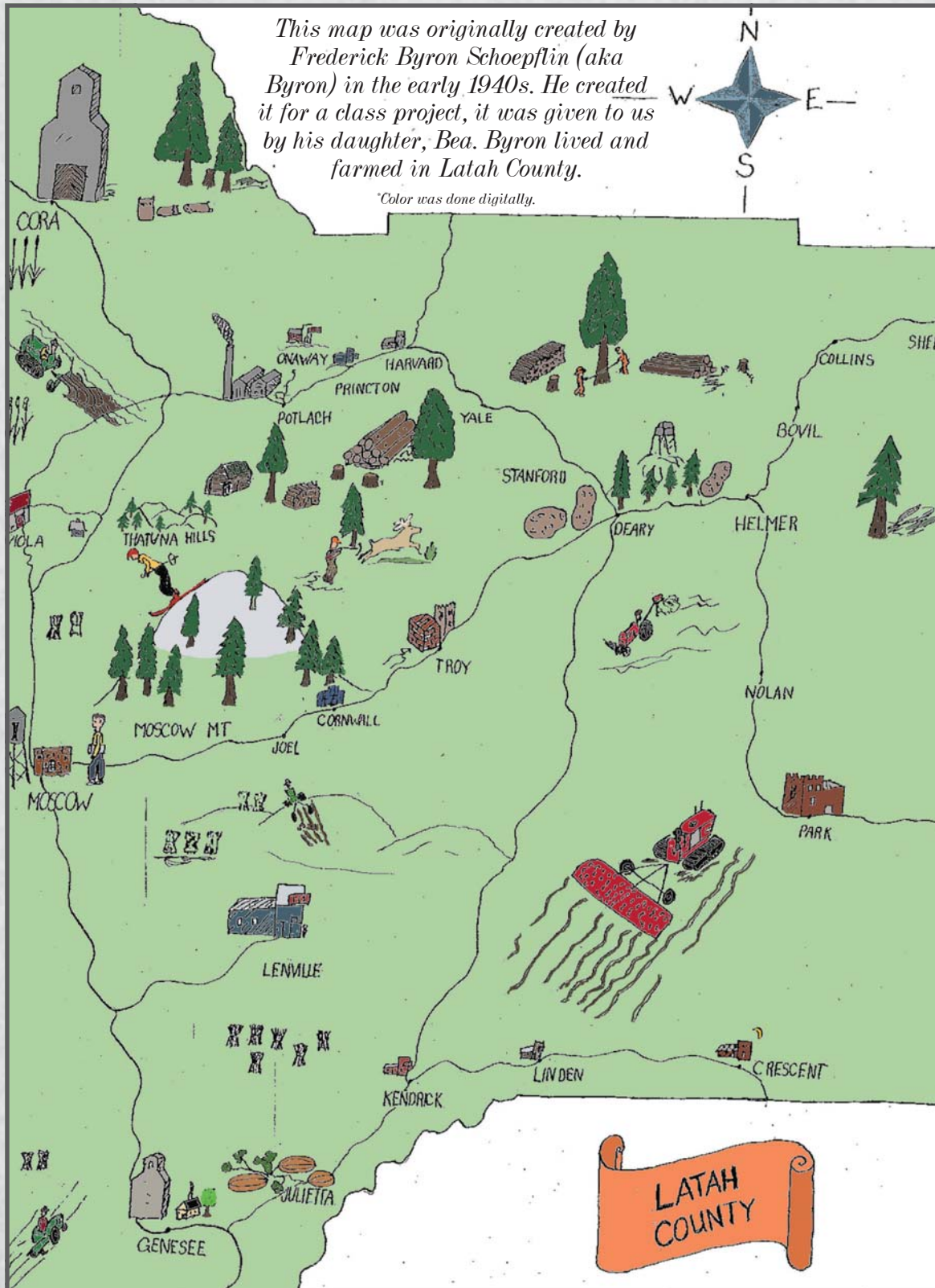


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