

Fall 2019

Latah Realty's
PARADE
of **HOMES**



Photograph by Tiffany Gunderson
"Field at Sunset"
1st Place: Best of Latah 2019

P. 4 - 1523 BORAH, MOSCOW



P. 7- 1205 JOSEPH, MOSCOW

www.LatahRealty.com



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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.

**ANGELA CARPENTER
REALTOR
B.S. MARKETING**

(208) 669-1626
AngelaC@Moscow.com
A resident of the area for 25 years, Angela has built a reputation of honesty and hard work. Knowing that good communication is key, Angela excels at keeping her clients informed. Being a top producing agent, her strong marketing skills and integrity produce results and happy 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.

**MISTY CURRY
REALTOR**

(208) 596-9330
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.



**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.

**SAMANTHA DEVOE
REALTOR, GRI, ABR
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 and her family. She believes in clear communication, advocacy and a strong work ethic. Her spare time is devoted to her three awesome kids and their pursuits.





**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.



**TYLER KOEHN
REALTOR**

(208) 596-3896
Tyler@LatahRealty.com

Tyler grew up in the Potlatch area. He spent several years working in sales at his family's greenhouse business - Forest Nursery, and roofing for Princeton Building Company. The highlight of his life were the 2 years he spent in India as a volunteer.



**JARROD NICHOLS
REALTOR
BS, CRS, SFR, GRI**

(208) 310-6034
JNichols@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.



**MAGAN SMITH
REALTOR
LICENSED IN ID & WA**

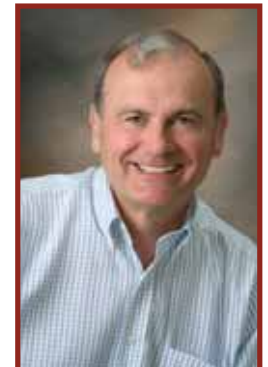
(208) 568-0536
Magan@LatahRealty.com

Magan is passionate about buying and selling homes and building personal relationships within the community. Magan is a local director for the Latah County Board of Realtors. Magan lives in Moscow with her husband Matt.



**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.



**GARY TRIBBLE
BROKER
BS, GRI**

(509) 336-3357
Gary@LatahRealty.com
With 35 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.



**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.



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.



Photograph by Sabrina Dotto

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.

TURNSTONE FLATS

\$1,880,000

129 W 3rd, Moscow

8 residential units and 3 commercial office spaces. 12,866 SF. Profitable and turn-key professional/residential building in downtown Moscow. MLS# 98731412



MOSCOW MOUNTAIN

Photograph by Stephen Tamm

HUCKLEBERRY HAVEN

As summer rolls to an end, North Idaho locals rejoice for the chance to fill their buckets to the brim with Idaho's state fruit; the huckleberry. Although they can be found throughout the summer, August is usually when these berries see their highest potential. Moscow Mountain is a haven for huckleberry hunters, hikers, mountain bikers and more. It's no secret that Moscow Mountain is rich with these beloved berries. Other great huckleberry spots include Priest Lake, Schweitzer Mountain, Bonners Ferry, and the St. Joe District.



\$568,000

2215 Orchard Ave, Moscow



5 bed, 4 bath, 4301 SF. Come home each day to a private haven with 2.04 acres at the edge of Moscow. Large living room and a beautiful family sun room. Brand new kitchen and hardwood floors throughout the home. MLS# 98735167



\$560,000

1210 Harden, Moscow

3 bed, 4 bath, 5860 SF. Sustainable hobby farm outside of Moscow on 3+ stunning acres. MLS# 98730094



\$535,000

1523 Borah, Moscow

4 bed, 2 bath, 4260 SF. Adjoins Arboretum, completely rebuilt, stunning kitchen. 17,000 SF lot, and 14x30 workshop. MLS# 98723733



5 bed, 3 bath, 3000 SF. Beautiful custom built home sitting on 10 treed acres just nine miles from Moscow. Open concept, Granite countertops in the kitchen, private back deck, and plenty of space for entertaining, including a fire pit. MLS# 98725557



4 bed, 3 bath, 2327 SF. Situated on one of the prettiest yards in Moscow, this home has two story windows, and a great room design that captures the beauty of it all. MLS# 98734632



3 bed, 2 bath, 1718 SF. Vaulted ceilings, stainless steel appliances, Maple cabinets, and Cambria Quartz counters make this home hard to miss. MLS# 98730909



4 bed, 3 bath, 2656 SF. Great home, perched up on an amazing lot. Incredibly private and professionally landscaped. 15,509 SF yard. MLS# 98738400



6 bed, 3.5 bath, 3530 SF. Commanding home on a quiet cul-de-sac. Featuring a master suite with a private deck, a newly upgraded open concept kitchen and multiple living areas. MLS# TBD



4 bed, 1 bath, 2272 SF. Beautifully restored farmhouse on 3.89 fenced acres in quaint Genesee. Includes a four bay machine shed. MLS# 98732123



4 bed, 3 bath, 1868 SF. This home sits in a quiet cul-de-sac with a long tree-lined driveway. Ultimate privacy including a 0.38 acre lot stretching down the hill. MLS# 98737543



\$299,500

628 N Adams, Moscow
3 bed, 2 bath, 1788 SF. Split level home with a large detached shop and large lot. Lots of parking for toys, cars, or anything else you could want. MLS# 98738328



\$299,000

412 Conestoga, Moscow
3 bed, 2.5 bath, 1562 SF. Brand new home in an established neighborhood and close to campus. Large master and \$5,000 landscaping credit at closing. MLS# 98729041



\$298,500

1227 Four Mile Rd, Viola
4 bed, 2 bath, 1716 SF. Horse property on 5.2 acres close to Moscow. Manufactured home on a concrete foundation in great condition. MLS# 98738882



\$279,500

815 Nez Perce, Moscow
4 bed, 2 bath, 1858 SF. Affordable living near Triangle Park in Moscow. Fully fenced yard with hot tub included. Attached 2-car garage. MLS# 98739802

000 BAKER

\$3,250,000

WHAT IS AN OPPORTUNITY ZONE?

-Opportunity Zones are a New Market Tax Credit Eligible Census Tracts designated by the State.

- Each state was allowed to designate 25% of eligible census tracts for the program.

- Investor Benefits

- Deferred Capital Gains Taxes
- Capital Gains Tax Exclusion
- Appreciation Exclusion

-Tax Cuts and Jobs Act of 2017





\$270,000

1205 Joseph St, Moscow
 3 bed, 1.5 bath, 1678 SF. Ranch-style home located just a block from East Gate Park. It boasts a beautiful backyard, large deck, and jacuzzi tub. Open kitchen perfect for entertaining! MLS# 98741672



\$246,000

1069 Leepike St, Moscow
 2 bed, 2 bath, 1200 SF. Low-maintenance, single-level home featuring a master suite, master bath, and walk in closet. Low-maintenance landscaping, two small patios, and a 2 car garage. MLS# 98740870



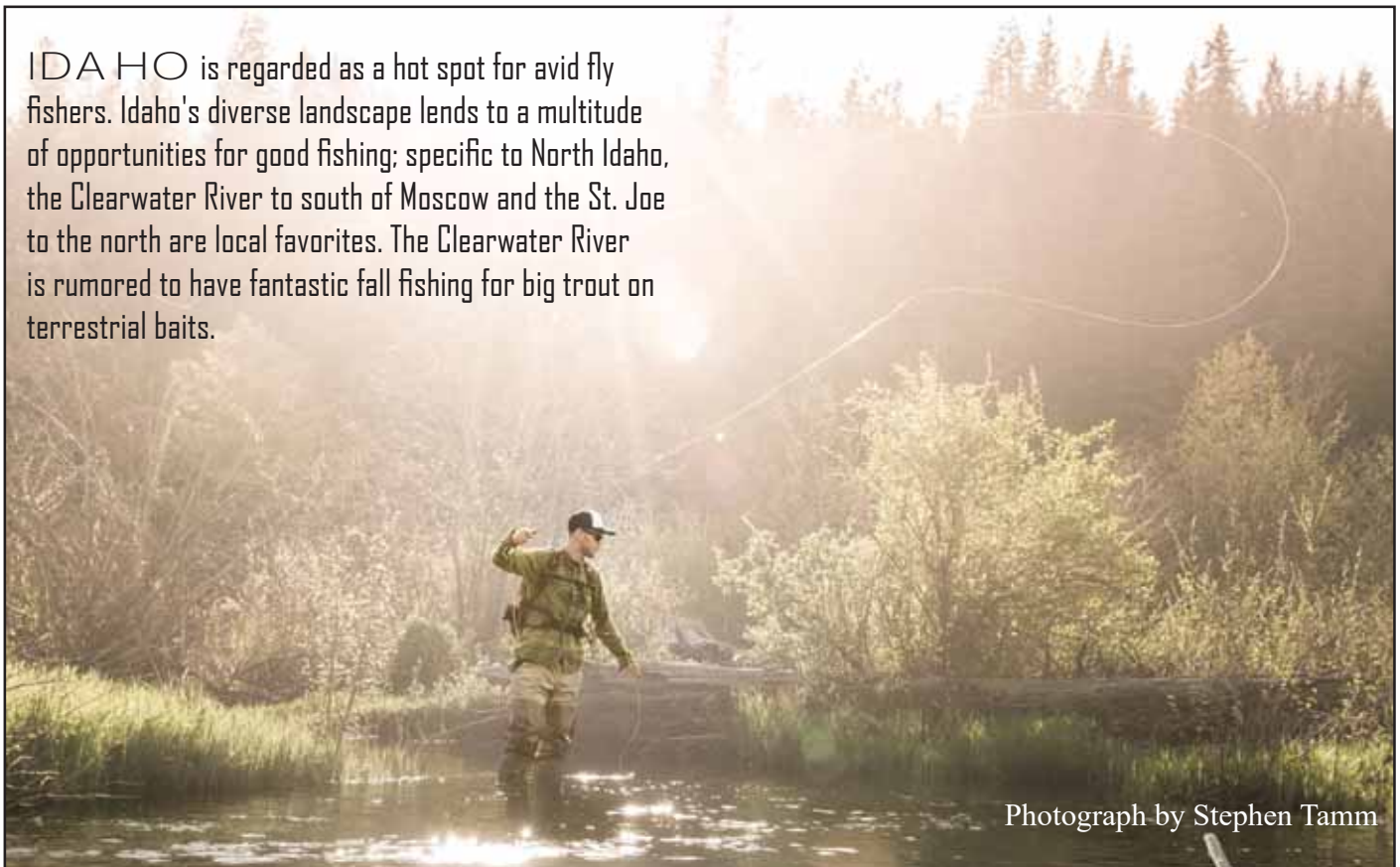
\$242,500

1114 Tiempo, Moscow
 3 bed, 3 bath, 1695 SF. Brand new construction, twin home located on its own lot. Spacious, open, great-room concept on the main level. MLS# 98731105



\$239,000

1120 Main St, Viola
 3 bed, 2 bath, 1550 SF. 1990 Single level home, 2 car detached garage, deep lot, open kitchen/living space, and only one owner! MLS# TBD



IDAHO is regarded as a hot spot for avid fly fishers. Idaho's diverse landscape lends to a multitude of opportunities for good fishing; specific to North Idaho, the Clearwater River to south of Moscow and the St. Joe to the north are local favorites. The Clearwater River is rumored to have fantastic fall fishing for big trout on terrestrial baits.

Photograph by Stephen Tamm



\$223,000

541 Hazel, Genesee

3 bed, 2 bath, 1830 SF. This home has spectacular views, a large lot, and an abundance of space for parking or room to build a shop.
MLS# 98734145



\$214,000

1108 Tiempo, Moscow

3 bed, 2.5 bath, 1372 SF. Affordable brand new construction, low maintenance living and move-in ready. MLS# 98731080



\$188,500

231 E Walnut, Genesee

4 bed, 1 bath, 3072 SF. This home boasts a large kitchen, open dining room, and a huge bathroom. You'll feel spacious, yet cozy.
MLS# 98723905



\$175,000

148 E Ash, Genesee

4248 SF. This building is on three city lots and perfect for remodeling as a duplex or a large home. Plenty of space for parking and a shop/garage MLS# 98723691



\$158,500

212 Henley, Moscow

3 bed, 1 bath, 1548 SF. Great proximity to the University of Idaho has this ideal little home while pursuing higher education saying, "pick me, pick me!" MLS# 98731154



Lot 7: \$95,000
Lot 16: \$100,000

TBD Sky View Loop Lot 7 & 16

Spectacular views in all directions. Utilities are run to the property Wells for both lots are already drilled.
MLS# 98678980 MLS# 98678981

COMMERCIAL PROPERTY



\$99,000

2013 S Main, Moscow

0.57 +/- AC - Affordable South Main Street commercial lot with excellent exposure. HWY 95 lot ready for your business!
MLS# 98713081



\$97,000

2009 Itani Dr, Moscow

Incredible opportunity to purchase a large, level lot on Itani Drive with views of Moscow Mountain. Located across from the new Itani Park in the Rolling Hills Subdivision. MLS# 98718101



\$57,000

609 N Almon #2038, Moscow

2 bed, 2 bath, 924 SF. Immaculate mobile home in Robinson Park. Move-in ready, central A/C, and many updates throughout. MLS# 98734072



\$42,000

609 N Almon #2036, Moscow

2 bed, 1 bath, 749 SF. Easy living in Robinson Mobile Home Park. Never been lived in, with a covered porch facing west. Just a short distance from everything you may need. MLS# 98734877



\$42,000

609 N Almon #3048, Moscow

2 bed, 1 bath, 746 SF. Brand new home in beautiful Robinson Park. Two months free lot rent with purchase. MLS# 98733530



\$26,500

411 N Almon #423, Moscow


2 bed, 2 bath, 1092 SF. What a find! Cozy home featuring open floor plan, vaulted ceiling, new flooring, fresh paint and a new washer! MLS# 98732251



\$22,000

609 N Almon #3018, Moscow

This singlewide home is ready for you! Features vaulted ceiling, master suite, and huge covered deck! Fully fenced yard. MLS# 98739939



\$22,000

603 W Palouse River Dr, Moscow

3 bed, 2 bath, 672 SF. Completely remodeled on the inside of the home. Flooring, sheet rock, plumbing, and paint have all been upgraded. MLS# 98735173



\$16,000

1025 Eid Rd, Moscow

2 bed, 1 bath, 784 SF. Open kitchen, living, and dining plan. Covered front deck, large exterior storage shed, and fenced back yard. MLS# 98725326



\$62,500

000 E Cove Rd (Parcel #6), Viola

3.82 +/- acres. Usable ground with great county road access, power, and huge views. This land has been closely held for over half a century. Fantastic opportunity! MLS# 98683082

Owning a home is your dream, we have the expertise to make it happen.

Whether you're buying a first home, building a second or simply adding a little more space, Zions Bank has money to lend. We offer a broad range of first purchase, construction and home equity loans* at competitive rates.

Contact your local Zions Bank Home Finance Professional:



Tim Kirkland
NMLS: 494862
(208) 301-1277
tim.kirkland@zionsbank.com



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CONGRATULATIONS TO BRET CARPENTER

LATAH COUNTY BOARD OF REALTORS "REALTOR OF THE YEAR 2019"



The Latah County Board of Realtors "Realtor of the Year" award recognizes and awards members of the association for their effort and work expended in the interest of their fellow realtors, their profession, and their community.

\$814,000

BLAINE ROAD FARM



440 +/- acres of Palouse area farm rich with history and bountiful production

A rare piece of property located south of Paradise Ridge. The entire property would be eligible for several building permits. These don't come around often! MLS# 98698370

TBD Ilene Dr, Moscow

\$562,925



1.17 +/- acres. Perfect location for your home on a level lot. Across from Hamilton Recreation Center and close to Moscow Charter and Jr. High schools. MLS# 98715566

000 Darby Road Parcel 2, Moscow

\$199,000



6.81 +/- acres. Sweeping hilltop topography with big views. Right outside of Moscow near Mountain View Park. MLS# 98704315

Mix Road

PARCEL 1: 9.64 AC \$165,000

PARCEL 2: 8.77 AC \$185,000

PARCEL 3: 4.38 AC \$129,000

Just a mile north of Moscow and one of the most amazing hilltop locations for 360 degrees of amazing views. Located off a paved road. Avista natural gas close by and neighboring wells show good production.



000 Foothill Rd. Parcel B, Moscow

\$160,000



19 +/- acres. Extra large parcel with gentle topography close to Moscow. Mountain views and paved road access. MLS# 98723770

1840 N Polk Ext., Moscow

\$155,000



3.23 +/- acres. This property is located at the edge of Moscow and is eligible for one single family building permit. In a great location and has paved road access. MLS# 98723262

Swede Lane Lot 3

\$149,500



3.5 acre parcel. Country living just minutes from town, has amazing views, productive wells in the area, and power. MLS#98723823

000 Foothill Rd. Parcel A, Moscow

\$135,000



15 +/- acres. Amazing mountain views and rolling farmland just a mile from town. Paved road access and power nearby. MLS# 98723774

TBD Skyview, Moscow

\$119,000



2 level building sites, power on the property, driveway constructed and a well already drilled. Ready for your home today! MLS# 98719925

000 Robinson Park Rd., Moscow

\$119,000



1.64 +/- acres. Unbelievably located, level, and a lovely building site on a paved road just a mile from Moscow. MLS# 98724649

000 Eid Rd, Moscow

\$70,000



11.74 +/- acres. Five minutes south of Moscow with outstanding views of the Palouse. Road is in place with power adjacent. MLS# 98702661

WE HAVE THE LOCATION, YOU CHOOSE THE HOME



F STREET LOTS, MOSCOW

LOT 1 AND 2: 7,000 SF, \$77K

LOT 3 AND 4: 7,615 SF, \$75K

FLAT DUPLEX OR SINGLE FAMILY LOTS. ACROSS FROM HAMILTON INDOOR RECREATION CENTER AND AQUATIC CENTER. MLS# 98718652



MAY - OCTOBER

If you've been around Moscow in the summer time you are well aware of the place to be. Every Saturday from 8 AM - 1 PM Main Street is flooded with locals and visitors. Moscow's Farmers Market is acclaimed for presenting local food, art, music and crafts. Choose from a variety of produce, hand thrown pottery and much more. Some local favorites are the Pork Buns from Young's Alley and the fresh cheese selection from Brush Creek Creamery of Deary. There is truly something for everyone!

MOSCOW FARMERS MARKET

PARK VALLEY

AT SOUTHGATE

- High-Speed Fiber Optic
- Near Milton Arthur Park
- Flat to Gently Rolling Lots



3rd SOUTHGATE

- Spectacular Views!
- Cul-de-Sac Location
- All Utilities Included





INDIAN HILLS

ninth addition



AVAILABLE NOW

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



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-Clark State College is 50 miles 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.



Photograph by Anthony Thurber



Photograph by Alfredo Callistini

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.

\$2,200,000

0000 White Pine Flats, Troy

Gorgeous custom built home featuring wood floors, oak cabinets, large windows, views, and a spacious master suite. Includes a 25,500 SF horse building. MLS# 116864

\$375,000

809 Park Street, Deary

4 bed, 3 bath, 2772 SF. Elbow room yet minutes from downtown! Gorgeous log home situated on 1.09 acres. 2-car garage and 30 x 40 SHOP! MLS# 98725792

BARLEY FLATS

D I S T R I C T



F A L L 2 0 1 9

CORNER OF 'A' & ALMON ST.

**FOR
SALE**

109 N Almon
Moscow, ID

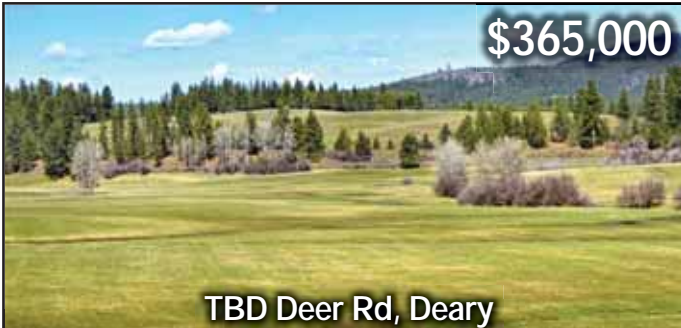
12 Units per Building
Mix of 2 & 3 Bedrooms

EASY LIVING

- LOW MAINTENANCE
- NEW CONSTRUCTION
- STEPS TO DOWNTOWN
- QUARTZ COUNTERTOPS
- ELECTRIC FIREPLACES
- GARAGE PARKING
- OPEN BALCONIES
- ELEVATORS

Call this Luxury, "Home"





\$365,000

TBD Deer Rd, Deary

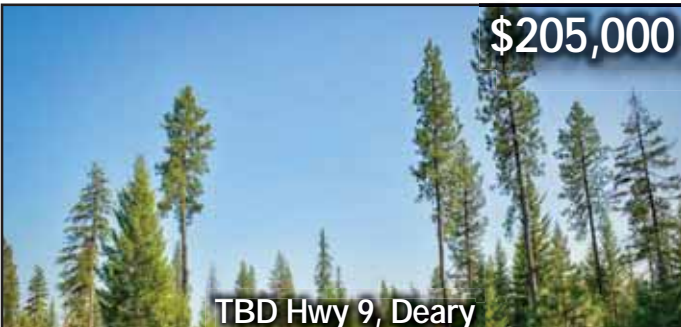
133.94 +/- acres. Almost entire parcel has been in hay. Creek running through it. Gentle topography. MLS# 98728269



\$298,080

000 Hwy 8 & White Pine Flats, Troy

124.20 +/- acres. Beautiful Palouse farmland featuring sweeping views and paved access. Eligible for one building permit. MLS# 98740250



\$205,000

TBD Hwy 9, Deary

55.61 +/- acres. This property has the option to be split into three parcels, each with its own building permit OR keep it all to yourself! Beautiful terrestrial views. MLS# 98732394



\$189,000

200 8th Ave, Deary

3 bed, 2 bath, 1296 SF. Newer, affordable home in a quiet cul-de-sac. Open floor plan and low maintenance inside & out! MLS# 9870190



\$179,900

304 1st Ave, Deary

3 bed, 2 bath, 1152 SF. Located in town on 1.72 +/- acres. Newer deck, vinyl siding, windows, and a 30 X 36 shop. Inside you will find an open floor plan and lighted built-ins. MLS# 98735895

Troy Country Estates

000 Big Meadow Rd. Troy



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

- New access road
- Country living feel
- Great views



\$187,500

608 Main St, Deary

2 bed, 2 bath, 2240 SF. 2 bedrooms with a full, unfinished basement waiting for you! Updated kitchen, mobile island, updated bathrooms and windows. MLS# 98735006



\$119,000

807 Bentz St, Troy

2 bed, 2 bath, 1344 SF. Updated home situated on TWO CITY LOTS! Spacious living room with faux wood floors and large windows. MLS# 9870024



\$79,000

1011 Main Street, Deary

3 bed, 2 bath, 2352 SF. Well kept home with plenty of space and windows galore! Large living room with formal dining, second living room and large master suite w/ soaker tub! MLS# 98739306



HILLTOP RD, DEARY

SOLD

#1 99 +/- AC
#2 14 +/- AC
#3 36 +/- AC
#4 25 +/- AC
#5 31 +/- AC

HILLTOP PARCELS

1290 Hilltop Rd. \$185K MLS# 98738394
Parcel 3 \$115K 36 AC MLS# 98738398
Parcel 4 \$125K 25 AC MLS# 98738397
Parcel 5 \$110K 31 AC MLS# 98738396

JUST OUTSIDE OF DEARY, BEAUTIFUL VIEWS, EASY ACCESS ROAD



\$69,000

TBD Hwy 9, Deary


8.02 +/- acres. A mix of gently rolling topography, timber, open space, and amazing views. A professionally constructed graveled driveway allows easy access to your new home! MLS# 98725507



\$42,000

202 8th Ave, Deary

0.28 +/- acres. Oversized 12,240 SF lot located in a great neighborhood. Surrounded by nice homes in a newer subdivision. MLS# 98737453



\$37,500

TBD Little Bear Ridge Rd, Troy

15 +/- acres. County road access and power located nearby. Gently rolling property with beautiful homes and farms surrounding. MLS# 98714482



\$17,000

NNA 5th, Bovill

0.23 +/- acres. Surrounded by acres of timber ground, this lot is open to many possibilities including hunting, fishing, hiking, and much more. MLS# 98732001

Potlatch

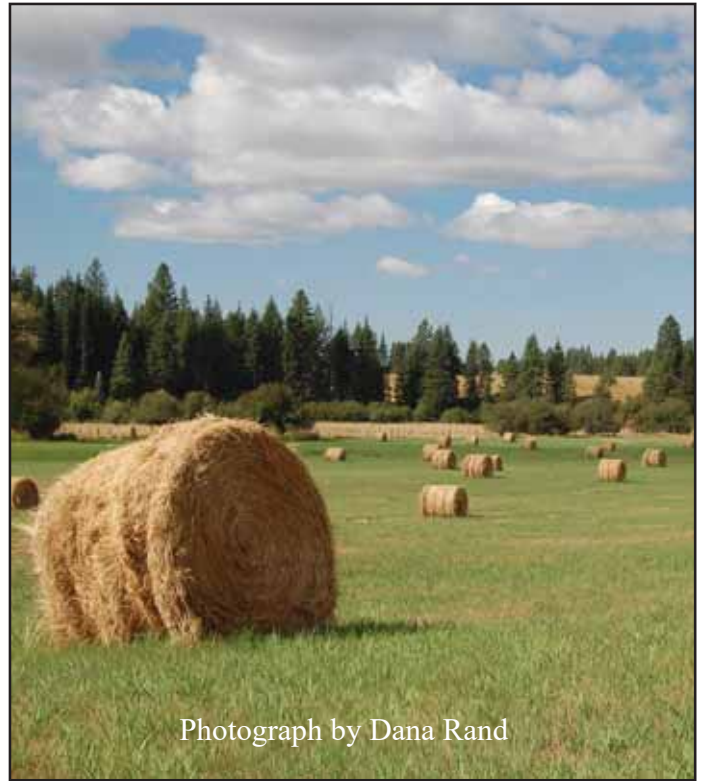
Potlatch is roughly 18 miles north of Moscow. The City of Potlatch has a population of over 800 people. The community began as a company town for Potlatch Forest, Inc., once boasting the world's largest White Pine sawmill in the United States (1906) with a booming forest industry. Along with the schools, 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.

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 campsite being Laird Park Campground, which is located in the Saint Joe National Forest.



Photograph by Dana Rand

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.

& 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.



Photograph by Anna King

\$885,000


2171 Hwy 3, Kendrick

600 +/- acres. Don't miss the opportunity to own your private paradise. This property is a mix of farm and timber ground with several sources of water. A lot of possibilities! MLS# 98736083



\$670,000

TBD Vale Road Tracts 3 & 4, Harvard
 124.76 +/- acres. This property features a variety of landscapes including open meadows, hidden plateaus, forested hillsides, and the Palouse River. MLS# 114564



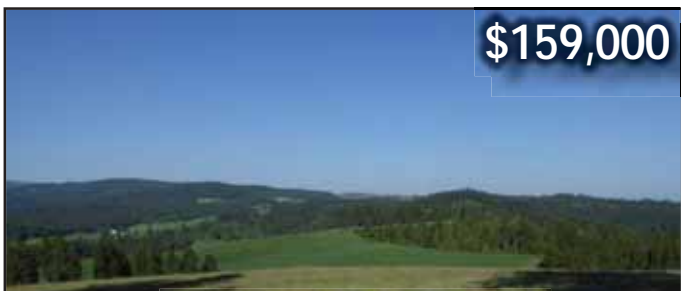
\$450,000

1631 Rock Creek Rd, Potlatch
 3 bed, 2 bath, 1600+ SF. Spacious open concept. Large master, 1 car garage with utility room, huge shop, wood stove and central air. MLS# 98740769



\$238,500

1148 Grange Park, Princeton
 2 bed, 1 bath, 2248 SF. This mountain setting offers both privacy and charm. Extensive use of rock, tile, wood beams, and vaulted ceilings make the home feel spacious. MLS# 98728271



\$159,000

NNA Morris Rd, Princeton
 30 +/- acres. Mix of open pasture and timber, this property offers amazing views. Several building sites to choose from. MLS# 98733063

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\$174,500

181 Main Street, Juliaetta
 3 bed, 2 bath, 1782 SF. Single-level manufactured home featuring a big covered back deck, fenced backyard, and a spacious split floor plan. MLS# 98736637



\$105,000

000 Hwy 3, Kendrick
 92.63 +/- acres. New all season access road. Panoramic views over the Potlatch river canyon. Eligible for one single family building permit. MLS# 98694884



\$89,000

000 Hwy 3 (Parcel 2), Kendrick

23.48 +/- acres. Sitting up off the highway with warm canyon climate
Eligible for one single family building permit.
MLS# 98734511



\$80,000

000 Hwy 3, Kendrick

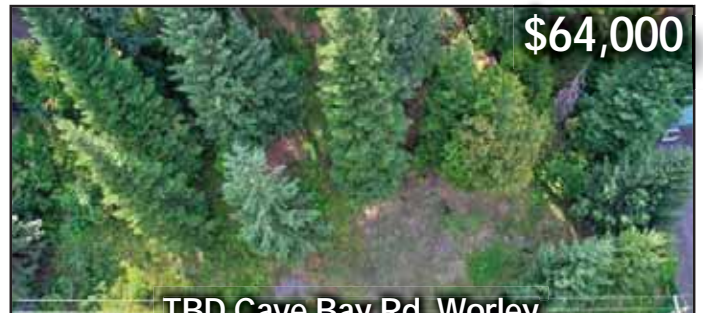
20 +/- acres. Sitting at the top of the grade, this property has a lot of character. Easy access to Highway 3, old timber, and private hollows.
MLS# 98730288



\$74,000

TBD Carroll Drive, Worley

0.32 acres. Secondary waterfront lot situated within the charming community of Cave Bay. Level building space and includes a boat slip.
MLS# 98737670



\$64,000

TBD Cave Bay Rd, Worley

0.29 acres. Secondary waterfront lot situated within the charming community of Cave Bay. Level building space and includes a boat slip.
MLS# 98737667



Cedar Ridge

Lot 3: 24.5 +/- acres \$85K
Lot 4: 12.5 +/- acres \$75K
Lot 5: 12.5 +/- acres \$150K

SOLD (on Lot 3)
SOLD (on Lot 4)

All property lines are approximate.

Cedar Ridge Rd

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Jason Croston
208.746.8900x2179
NMLS ID#400420



Sandy Lechtenberg
208.746.8900x2194
NMLS ID#1458309



\$170,000

724 W Florida Circle, Worley

2 bed, 1 bath, 912 SF. Quaint, cozy, private home that is the perfect cabin in the woods. One block from the shores of Lake Coeur d'Alene in Conkling Park. Vacant lot available next door! MLS# 9878516



\$79,500

229 Rocky Point, St. Maries

2 bed, 1 bath, 576 SF. Easy and affordable lake home. Comfortable size deck, interior updates throughout, swim area, park, and marina all offered by Heyburn State Park. MLS# 98727712

Photograph by Stephen Tamm

BEST of LATAH

Photo Contest 2020

Prizes:	1st Place: \$500	Deadline:
	2nd Place: \$300	May 31, 2020
	3rd Place: \$200	at 5:00 pm

For More Information www.LatahRealty.com/PhotoContest



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\$189,500

172 State St, Juliaetta

3 bed, 2 bath, 2400 SF. Well-maintained home, bonus storage area, covered carport, and large backyard. MLS# 98740525



\$180,000

1104 Jerome Creek, Harvard

1 bed, 1 bath, 597 SF. Functional and cozy A-frame nestled in the Harvard hills. Large gravel floor shop has plenty of room for cars, campers and toys. MLS# 9875553



\$59,000

208 Main St, Juliaetta

0.21 +/- acres. 24 x 30 shop with cement floors, work benches, wood stove, and bathroom. Lean-to and additional storage shed. MLS# 98724336



\$40,000

NNA Santa Marie Woods Rd, Emida

10.43 +/- acres. Offering privacy and outstanding views, this property is remotely located. Perfect for hiking, ATV, horse riding, and more! MLS# 98736151

COMMERCIAL PROPERTY



\$45,000

3470 Hwy 6, Princeton


Bring your ideas and dreams because this one is in reach! Here is your chance to own a commercial location. Perfect for many types of businesses and right off the highway. MLS# 98713044



\$29,000

000 Brannan Road, Nezperce

6 +/- acres. Located in the heart of some of the most productive farmland in the world. Highway access, power, and a fantastic building site. MLS# 98716885



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\$15,000

3600 Highway 6, Princeton

0.40 +/- acres. Very manageable parcel conveniently located close to the highway. MLS# 98715235

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Tiffany Bentley
REALTOR



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MARKET UPDATE

RESIDENTIAL SALES PER CITY

(THROUGH AUG. 1)	2018		2019	
	# OF SALES	AVG. PRICE	# OF SALES	AVG. PRICE
MOSCOW	214	\$262,317	205	\$272,954
TROY	20	\$230,374	17	\$325,676
POTLATCH	11	\$150,904	13	\$191,923
GENESEE	12	\$173,666	15	\$237,366
DEARY	11	\$247,618	8	\$306,962
BOVILL	3	\$80,633	2	\$94,000
VIOLA	4	\$271,625	10	\$490,650
KENDRICK	8	\$164,700	7	\$166,712
ELK RIVER	-	-	-	-
HARVARD	-	-	2	\$348,750
HELMER	1	\$229,500	-	-
ONAWAY	1	\$60,000	-	-
PRINCETON	2	\$435,000	7	\$255,500
JULIAETTA	12	\$228,739	6	\$281,416
TOTALS	299	\$246,693	292	\$275,476

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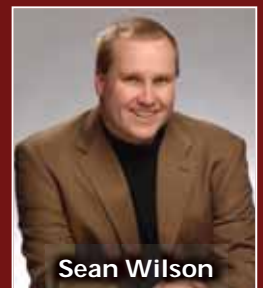
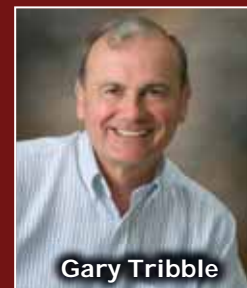
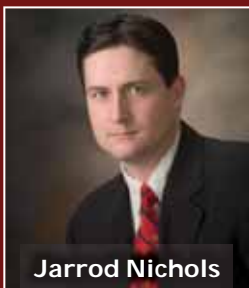
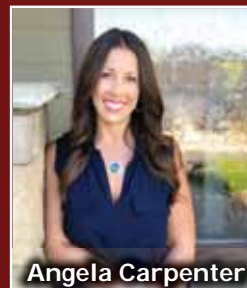
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