



Latah Realty's
PARADE of **HOMES**



Spring 2022

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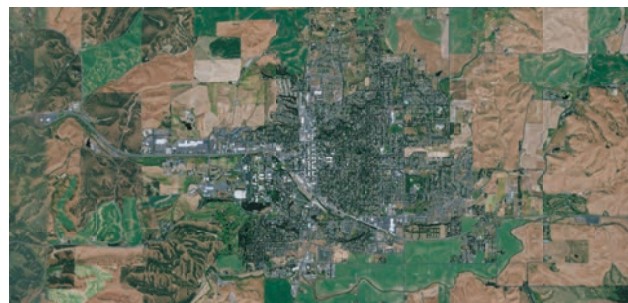
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LATAH REALTY, LLC

FOUNDED IN 1981, LATAH REALTY IS ONE OF THE LONGEST RUNNING, LOCALLY OWNED AND MANAGED REAL ESTATE BROKERAGE FIRMS IN LATAH COUNTY.

Since 2013, we have led the way by usually selling two times more properties in Moscow and Latah County than our next competitor. Hard work and deep roots have defined the very presence of our existence. The goal of serving the needs of the public as trusted advisors for their real estate needs has been what we do. We provide more opportunities in the marketplace for our buyers and sellers to give them the advantage in the market. For sellers, that's the widest pool of buyers. For buyers, that means the best opportunities

to have the options they seek in a very competitive market. Latah Realty has been selling homes and land in Moscow and Latah County for over 40 years. Our agents are primarily long-time local residents, and together we have the local knowledge to help you find what you are looking for. Hard work and deep roots have allowed our agents to witness situations and market trends that haven't been seen in decades. We know market history, values, builders, construction techniques, and

neighborhood sale trends. No other brokerage has the depth of experience with number of seasoned and experienced agents as Latah Realty; this provides knowledge and wisdom as to how to best navigate the challenges that come from a constantly evolving marketplace. We also have the resources available to find any answers that we don't know! Meet our talented and professional agents on pages 4-8, and start by giving us a call or stopping in today!



DARCY ANDERSON
DESIGNATED BROKER

Darcy is a lifelong resident of Latah County and currently resides in Moscow. Being a native to the Palouse, it's no surprise to her why everyone wants what the locals have here! She's committed to providing professional service and looks forward to serving you in your next real estate transaction.

DARCY@LATAHREALTY.COM | 509.338.0358



TANJA BLUE
REALTOR® | BS ADVERTISING

Tanja continues to excel as a top producing agent because of her willingness to provide excellent customer service and her deep understanding of our real estate market. Her marketing background, strong work ethic and home staging/design experience, make Tanja a valuable asset in any real estate transaction.

TANJA@LATAHREALTY.COM | 425.985.2415 | @TANJABLUEREALTOR @TANJABLUE_REALTOR



ANGELA CARPENTER FOISY
REALTOR® | BS MARKETING

An experienced top producer, Angela keeps in frequent contact with her clients, pays attention to the details, and has an intuitive understanding of the market. Angela's degree in marketing and her strong relationships throughout the community enhance her ability to be an excellent agent for her clients.

ANGELAC@MOSCOW.COM | 208.669.1626



BRET CARPENTER
REALTOR®

Bret brings a remarkable work ethic and level of commitment to his business and clients. Known as a REALTOR® that will go the extra mile, Bret has a reputation for tackling challenges and finding successful solutions for his buyers and sellers. Buying or selling a home requires knowledge, strategy and good decisions.

BRET@LATAHREALTY.COM | 208.669.0061



MISTY CURRY
REALTOR®

Misty was born and raised in Latah County, Idaho. She grew up in the small country town of Bovill. Her relationships with local businesses and non-profits in Latah County have enriched her customer service, honesty, and professionalism. Misty's strength is listening to her clients' needs, which gives her the ability to be an outstanding agent for her clients.

MISTY@LATAHREALTY.COM | 208.596.9330 | @MISTYCURRYREALTOR @MC_REALTOR



ANGELA FARNHAM BRYANT
REALTOR® | BS PUBLIC COMMUNICATION

Angela is a Latah County native with over 30 years of experience fostering professional relationships in all aspects of our community. Angela brings a wealth of experience and unique skill sets to her clients such as exceptional customer service, dependability, and trustworthiness.

ANGELAF@LATAHREALTY.COM | 208.301.8521 | @IDAHOREALESTATEPRO



TYLER KOEHN
REALTOR®

Tyler lives in Potlatch with his wife, Kara. He grew up in the Potlatch area working in his family's business (Forest Nursery) selling trees and flowers. He enjoys working with people and getting them into the property they have always dreamed about owning. In his off time he is either outdoors fishing, hiking, biking, or traveling.

TYLER@LATAHREALTY.COM | 208.596.3896



WILL KRASSEL
REALTOR®

Will's roots in Latah County run deep. He is a lifelong resident of the area and has always known the qualities that make it the perfect place to call home. Will retired from a 30-year career with the Moscow Police Department, and with his experience he brings a wealth of knowledge of Moscow and the entire Palouse, a strong work ethic and commitment to the community.

WILL@LATAHREALTY.COM | 208.310.1335



ISAIAH LEE
REALTOR®

Isaiah was born and raised in Moscow, Idaho. He is a hockey player and car enthusiast, playing Junior Hockey in Ontario, Canada. He takes what he has learned from competitive sports and translated it into his work career. Isaiah understands that the business of real estate is not sales but customer service, always putting our buyers or sellers above anything else.

ISAIAH@LATAHREALTY.COM | 208.301.4710



JOHANNA MCLAUGHLIN
REALTOR® | SRES

Johanna (RN) began her pursuit of rural land sales and development in the late 1980s while she was pursuing a career in nursing. Johanna put her passion to work and acquired her real estate license. Her passion to find her clients the home or land they dream of is her driving motivation. She knows that market knowledge and availability with her clients is the driving force behind success.

JOHANNA@LATAHREALTY.COM | 406.660.1673



JARROD NICHOLS
REALTOR® | BS CRS SER GRI

Jarrod specializes in residential, investment, and rural property, as well as new construction throughout Latah County. He recognizes that people prefer to do business with someone who is honest and courteous, while providing a high level of service without pressure. Jarrod strives to provide these values to every client.

JBNICHOLS22@OUTLOOK.COM | 208.310.6034



TANNER ROSS
REALTOR® | BS BUSINESS-ECONOMICS

Tanner was born and raised in Cottonwood, Idaho. Tanner has always been around homes due to his dad owning a construction company and he recently spent time in Texas as a Construction Manager. Most recently, he has become a residential real estate appraiser trainee in addition to receiving his Idaho real estate license.

TANNER@LATAHREALTY.COM | 208.507.0517



MAGAN SMITH
REALTOR® | LICENSED IN ID & WA

Magan was born and raised in North Idaho. She spends her free time exploring the outdoors and all that Idaho has to offer. Her experience in property management and customer service makes her an excellent agent for her clients. Magan is a member of the Rocky Mountain Elk Foundation and she can help you buy or sell in Idaho and Washington.

MAGAN@LATAHREALTY.COM | 208.568.0536 |  @MAGANSMITHREALTOR  @MAGANSMITH_REALTOR



JAYCE WEINMANN
REALTOR®

Being born in Pullman, growing up and currently residing in Deary, Jayce has spent a lot of time getting to know the ins and outs of Latah County. Jayce is a former electrician and has a wide variety of experience with construction. Jayce is going to work to the best of his ability to make the customer happy and provide an easy, smooth transaction.

JAYCE@LATAHREALTY.COM | 208.596.7898 |  @JAYCEWEINMANN.LR

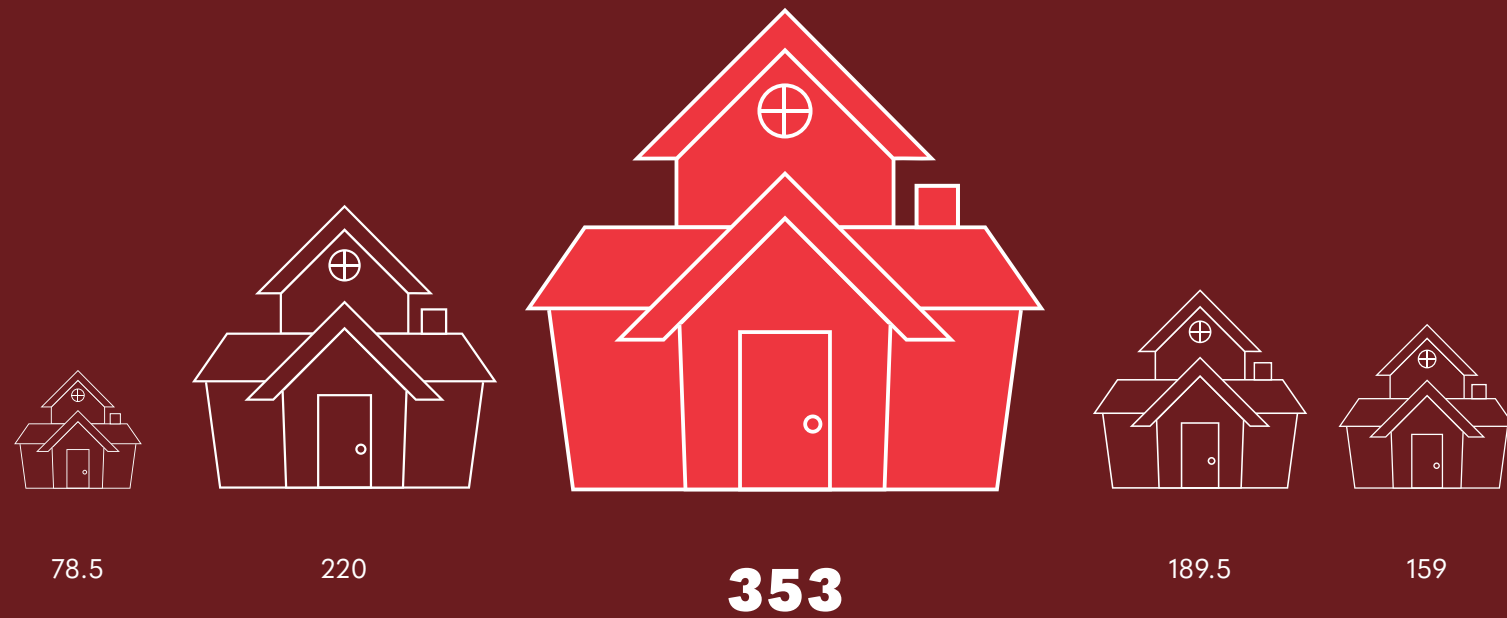


SEAN WILSON
ASSOCIATE BROKER | BA GRI

Sean has lived in Latah County for 25 years. He has been one of the top 5 agents by number of transactions in Latah County every year since 2007, and was #1 in 2008, 2010, 2013, 2016, 2017, and 2018. He is very familiar with many properties, not only because of his years of experience as an agent, but also because of many years exploring in his free time.

SEAN@LATAHREALTY.COM | 208.596.8170

LATAHREALTY.COM



IN THE LAST YEAR, LATAH REALTY SOLD THE MOST HOMES IN LATAH COUNTY,

45% MORE THAN THE CLOSEST COMPETITOR.

**MLS OFFICE RANKING FOR JAN 2021 – JAN 2022*



Moscow, Idaho
233 E Palouse River Dr.
PO Box 9748
Moscow ID 83843
(208)883-4888

**NORTHWEST
MANAGEMENT, INC**

Colville, Washington
260 N Oak St
Colville WA, 99114
(509)684-5021

Let us at Northwest Management Inc help get your new land management program in order, with the many different services we offer such as:

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- Timber Valuation Assessments**
- Water Resources**
- Preparation of a Forest Management Plan**
- Land use Assessments**
- Fire Mitigation**
- Designation of Forestland options**

FREE Initial Consultation

For more information visit our website or reach out to us through email.

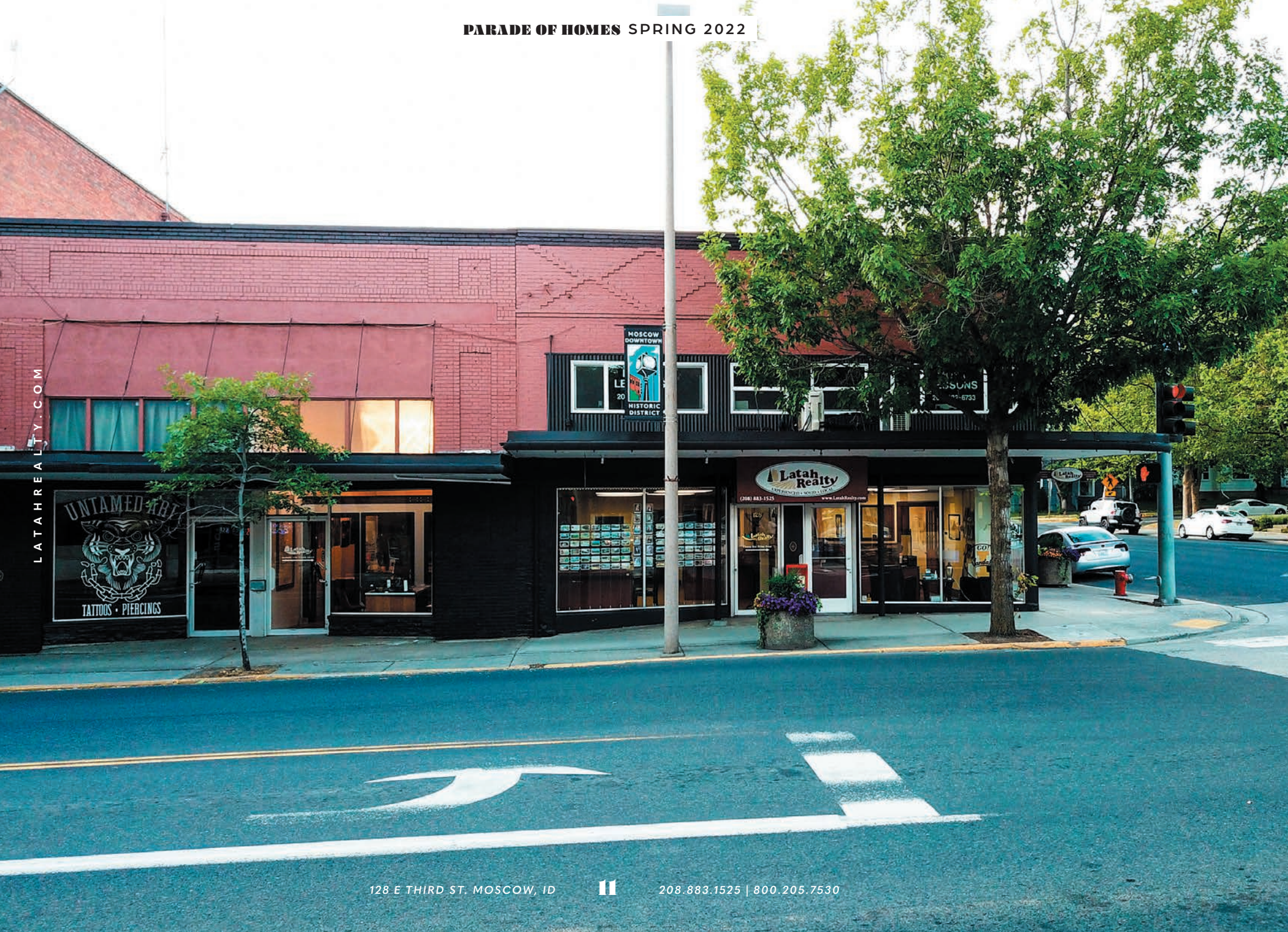
Northwestmanagement.com
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"Providing a Balanced Approach to Natural Resource Management"

Fear heights. Not closing late.

On time mortgage closing with
Mortgage Rate Lock Protection.

P1FCU
NMLS ID #527990



LATAH REALTY OFFICE STAFF

ADMINISTRATIVE ASSISTANTS, REALTOR ASSISTANTS & OFFICE MANAGER



DARCIE BARR
REALTOR ASSISTANT

Darcie lives in Moscow with her husband, four daughters, two cats and six chickens. She works as a part-time licensed real estate assistant for Tanja Blue and loves helping clients find their perfect home. In her spare time she loves gardening and practicing yoga.



EVIE CUSANO
ADMINISTRATIVE ASSISTANT/SOCIAL MEDIA MANAGER & PRODUCER

Evie is a resident of Pullman and graduated in 2020 from PHS. She lives on her own with her yellow lab, Posie. She started working at Latah Realty in September 2021. Evie also does portrait photography on the side. In her free time, she enjoys playing the guitar, hiking, and hanging out with her family/friends.



ELLIE HELBLING
REALTOR ASSISTANT

Ellie is a resident of Moscow and graduate of the U of I. She lives with her husband Matt and 4 young children. Ellie has been working as a licensed real estate assistant for Angela Carpenter-Foisy and Misty Curry, and has been with Latah Realty since August 2019.





CECI MCCLURG
REALTOR ASSISTANT

Ceci is a Boise-born Vandal grad who loves reading and learning. She and her husband Colton (and pug Sherman) love the beauty and community of the Palouse and couldn't get themselves to leave after graduating from U of I. Ceci enjoys the peek into the inner workings of real estate as Sean Wilson's assistant and delights in being a part of the Latah Realty crew!



DANICKA MUSICK-AMOS
OFFICE MANAGER

Danicka lives in the small town of Potlatch with her husband, David, and her two dogs, Lola and Apollo. She started working at Latah Realty in May 2019. Her favorite part about her job is the fast paced environment and positive energy within the office.



JULIANA NELSON
REALTOR ASSISTANT

Juliana works at Latah Realty as Magan Smith's assistant. She moved to Moscow in 2019 to attend the U of I and is currently seeking a Master's Degree in architecture. She has a passion for design development in the residential field and the introductions of environmental control systems within building construction. She spends her free time in the rodeo arena competing.



AMIRA PAYEN
ADMINISTRATIVE ASSISTANT

Amira is a lifelong learner studying Mathematical Biology at the University of Idaho. She was given the opportunity to start at Latah Realty in the summer of 2021. She is committed to inspiring and collaborating with others to innovate new ideas.

BEST OF LATTAH

2022 PHOTOGRAPHY CONTEST

The Best of Latah Photo Contest is now open for 2022 submissions! Started in 2013, this photo contest is one of Latah Realty's ways of showcasing the beauty Latah County has to offer as well as the talented artists in our area. Amateur and professional photographers welcome! There will be cash prizes for the 1st (\$500), 2nd (\$300), and 3rd (\$200) place winners and those winners will be announced at the Art Walk in June. Deadline for submissions is May 31st. To submit your photos, visit our website under Best of Latah Photo Contest.



“
**VERY IMPRESSED
 OVERALL WITH
 LATAH REALTY.
 WE'VE WORKED
 WITH THEM A FEW TIMES
 AND REALLY COME
 TO APPRECIATE THE
 TEAM APPROACH
 AND DEDICATION TO
 CUSTOMER SERVICE.**
 ”

TESTIMONIALS

Darcy did an amazing job finding us the perfect home in an extremely difficult market! She is able to draw from her wealth of experience when challenges arise, and is extremely professional in her dealings with other Realtors and all others involved throughout the buying/selling process. We are so grateful for her help!

TIFFANY JOHNSON

Very impressed overall with Latah Realty. We've worked with them a few times and really come to appreciate the team approach and dedication to customer service. This is a very professional agency that I would certainly recommend!

STEPHAN TAM

Tanja goes above and beyond for her clients, and I am forever grateful. On top of that, she is also a really cool person and I really enjoyed working with her. Latah Realty as a whole is also professional and really makes an effort to help meet your home buying or selling needs, they have great staff that are communicative and organized. I highly recommend both Tanja and Latah Realty.

SARAH DENGLER

Misty and Magan were very helpful, supportive and responsive as we returned to the Palouse! Both have extensive knowledge of the area and got us our dream home in this competitive market!

DOREE KOVIS-TONKS

Latah Realty proved to be an excellent choice for my wife and I in buying a home. I can't think of how it could have gone more smoothly and our agent Will Krasselt was fantastic. So helpful, thorough and professional. Great guy. Highly recommend!

GRADY SHAWVER

It took us a couple years to find our "ahhh" property. Tyler hung in there with us till the end! Always responsive and with a smile. We were NOT easy buyers by no means but he never gave up on us! Yay for Latah Realty!!

CINDY MADER

Angela was very personable and made me very comfortable throughout the process of buying a new home. She kept me updated as the process went on. She also went with me to select flooring, tile & cabinets, which helped me tremendously! I was buying a new built home, which took 6 months before I could occupy it. Angela stayed with me the whole time. She always made herself available whenever I had questions. I wouldn't hesitate to recommend Angela, she went above & beyond!

PAT RAYNER

BUYING LAND

BY BRET CARPENTER

Why buy land in North Idaho? Well, I can give you a few reasons! If I were to name the top 3 reasons to move to Idaho I would start with the small towns. The small towns are great as are the people in them. And each one of the small towns has its own little quirks and its own history. For the most part, each of the small towns has almost everything a person needs for day to day life and if that town doesn't, it's not far to the next one that does. These small towns and communities support their people in times of need as well. Many of the small north Idaho towns were started around logging. Avery, Potlatch, St. Maries and Bovill just to name a few. There is also something to be said about knowing most of the people who live in your town.

Number 2 would be recreation. There are so many things that a person can do in North Idaho. Horseback riding, ATV/UTV riding, motorcycle riding, hiking, mountain biking, picking mushrooms, huckleberries and camping. These are some of the things that can be done in the summer. For the winter, snowshoeing and snowmobiling are two big things. There are thousands of acres of State and Federal lands that a person can enjoy for all of these things, as well as hunting and fishing. There are many different species of big game, small game and fish. There are also several thousand acres of private timber company land that

can be used, but checking with landowners is always the best practice when looking to use these lands for recreation. Looking for bigfoot? Maybe he's hiding out in the forests of North Idaho!!

Number 3 is the opportunities this area provides to a newcomer. There are many different places for a person to work in this area. Logging, farming, education and manufacturing are a few of the career paths that can be taken in this area. The diversity in the area allows a person many choices from a 9 to 5 employment to starting their own business.

Of course an article in a real estate magazine about coming to Idaho wouldn't be complete without some real estate advice! Seek out an agent that fits you and is willing to work with you and ensure that the agent you choose is versed in the area you are planning to buy in. If you are looking for a home in town, or out in the country on small or large acreage. There are great advantages to using an agent who is experienced with the product you are looking for.

TANJA BLUE

AGENT HIGHLIGHT

Tanja continues to excel as a top producing agent because of her willingness to provide excellent customer service and her deep understanding of our real estate market. Energetic, honest and direct are a few of her traits. This, combined with her marketing background, strong work ethic and home staging/design experience, make Tanja a valuable asset in any real estate transaction. Tanja is a licensed REALTOR® in Idaho and Washington state.

“NOW IS NOT THE TIME TO THROW CAUTION TO THE WIND AND HOPE FOR THE BEST. CHOOSE AN EXPERIENCED AGENT WHO WILL WORK IN YOUR BEST INTEREST.”

WHY SHOULD PEOPLE CHOOSE ME AS THEIR REALTOR?

With over 14 years of real estate experience, I always work in the best interest of my clients while providing personal customer service. I'm knowledgeable, dedicated, creative, fun and excellent at communicating. These qualities are great assets for my clients. And with years of marketing and business development experience, I have the skills to help my clients reach their real estate goals. As an added bonus, because of my experience from owning a Seattle home staging and design business, I have a deep understanding of what it takes to market and sell a home. My clients also appreciate my response time and willingness to work hard for them even AFTER traditional work hours.

WHAT IS THE #1 ADVICE I WOULD GIVE TO NEW HOMEOWNERS?

Take good care of your home and don't neglect projects. One of the greatest challenges I see for a homeowner is when it's time to sell and the house now has a laundry list of deferred maintenance projects. Deferred maintenance results in leaving money on the table. Your money! I realize sometimes it's easier said than done; however, you will be doing yourself a favor.

WHAT IS THE #1 ADVICE I WOULD GIVE TO A HOME SELLER?

Choose your listing agent carefully. Research their track record, success stories and communication style. A great agent will do wonders for you when selling. Now is not the time to throw caution to the wind and hope for the best. Choose an experienced agent who will work in your best interest.

HOW WOULD I DESCRIBE LATAH REALTY IN ONE WORD?

Experienced. Our cumulative years of real estate experience is one of the reasons Latah Realty is the top producing brokerage in our area. Our tremendous knowledge base is a direct result of our experience. Guessing shouldn't be an option when working towards buying or selling your greatest asset.

WHAT MOTIVATES ME IN REAL ESTATE?

Appreciation. I really love working with clients who are appreciative of a job well done and recognize the hard work that takes place behind the scenes. This drives me to go the extra mile for my clients. Really, nothing is greater than a heartfelt thank you.



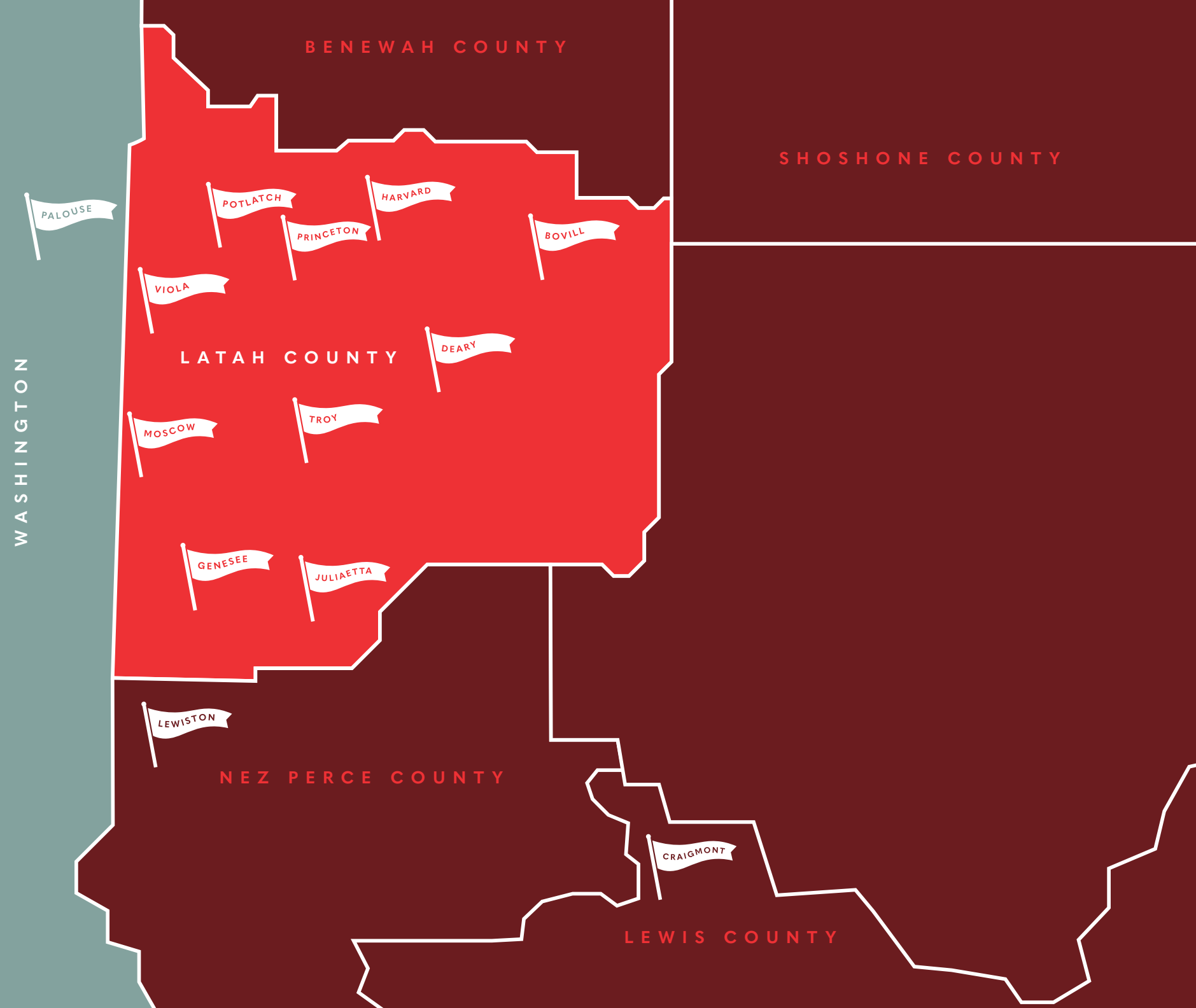
000 RIDGEVIEW ESTATES II \$1,357,000
SOLD 5-13-21 | BUYER'S AGENT



103 N ALMON- 12 UNITS \$3,780,000
SOLD 2021 | SELLER'S AGENT



1755 GENESEE-TROY RD \$1,350,000
SOLD 7-27-21 | SELLER'S AGENT



M O S C O W



625 EKES RD | **\$579,500**

M O S C O W | **MLS# 98837443**

This move-in ready home is located in a sought after neighborhood on a quiet street. With 4 beds and 3 baths it features beautiful hardwood floors, newer paint, a new roof and Pella windows.



000 SADDLE RIDGE (PARCEL 1) | **\$335,000**

M O S C O W | **MLS# 98835032**

This property of 16+ timbered acres is located just a few minutes from Moscow. It is one of the forested gems near town that are so hard to find. It has scenic views and big trees with year round access to Saddle Ridge Road.



885 N MEADOW ST | **\$335,000**

M O S C O W | **MLS# 98832517**

This adorable 2 bed, 2 bath home is located in an established neighborhood on a corner lot. It is cute and clean with recent updates to the kitchen floors, cabinets and new interior and exterior paint.



2015 CRESTVIEW | **\$649,000**

M O S C O W | **MLS# 98834079**

You'll love the layout and space of this brand new 2,680 sq ft, 4 bed, 3 bath home. With an open floor plan, it features a gas fireplace, large patio, deep 2 car garage and bonus room upstairs.





000 COVEY/FRANKLIN/HWY 95 | \$750,000

MOSCOW | MLS# 98827182

This lot is 13.5 +/- acres of ready to go development land. It is already annexed into the city of Moscow and adjacent to R2 and R4 zoned land. This property is turn key for residential development.



1001 DAIRY LANE | \$1,069,000

MOSCOW | MLS# 98831347

This single level 2,722 sq ft home has beautiful views and is just a mile from town. It boasts 3 beds, 2.5 baths, a dedicated office, hardwood floors, quartz countertops and a master suite with a sauna.



508-510 ASBURY | \$400,000

MOSCOW | MLS# 98832310

Two separate homes with great income opportunity! Front home, #508, built in 1920 with 912 sq ft and tons of vintage charm. Back house, #510, built in 1963, features vaulted ceilings, laminate floors and gas furnace.



TBD ILENE DR | \$667,628

MOSCOW | MLS# 98715566

This lot is located immediately adjacent to Moscow Charter School at the end of Ilene Drive, a stones throw away from the Hamilton Aquatic Center and Hamilton Indoor Recreation Center.



WEST VIEW DRIVE

MOSCOW

Rarely available building lots in a desirable and established neighborhood. Meadow Brook 2nd Addition is a must see! These lots are ready for your new home and are conveniently located off 6th St. and near Carol Ryrrie-Brink Nature Park and Joseph ball fields, where they will be placing a pedestrian bridge over Paradise Creek! All utilities are underground: gas, power, phone, and TV. Bring your house plans and your builder!

2103 | \$132,500 | MLS# 98824769

2129 | \$132,500 | MLS# 98824770

2124 | \$132,500 | MLS# 98824772 PENDING

2115 | \$132,500 | MLS# 98824771

2042 | \$125,000 | MLS# 98826090

2006 | \$125,000 | MLS# 98826089

1978 | \$125,000 | MLS# 98826088

2060 | \$125,000 | MLS# 98826092



504 SPOTSWOOD ST | \$490,000

MOSCOW | MLS# 98835244

This charming triplex feels like a cottage, located in a quiet neighborhood just a few blocks from downtown Moscow. The exterior has fresh paint, trim, gutters and a new roof.



2400 SAND RD | \$495,000

MOSCOW | MLS# 98835636

This classic farmhouse sitting on 2.95 acres is set up for your horses and chickens and only minutes from Moscow on a paved county road. The house has a new roof, fascia, gutters, kitchen sink, and back door.



1151 ESTES RD | \$525,000

MOSCOW | MLS# 98837037

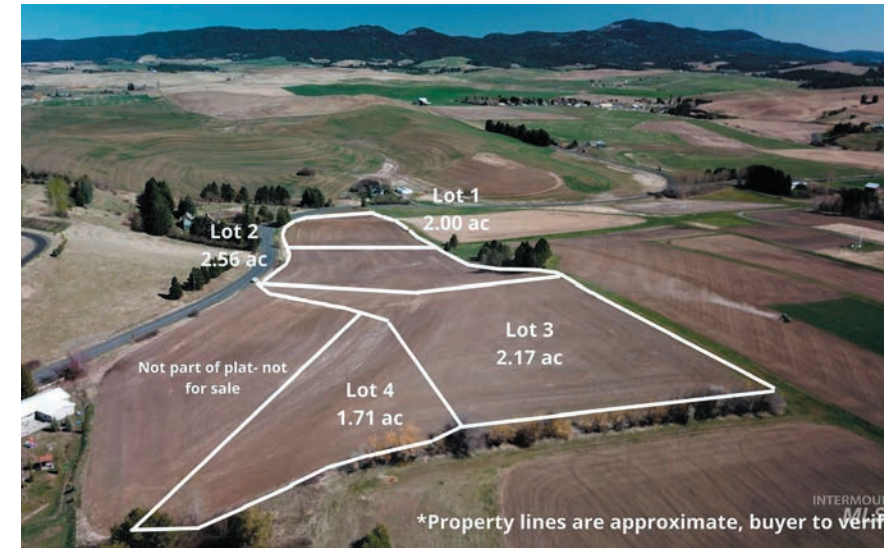
This fantastic vintage farmhouse sits on just under 3 acres, five minutes from town with hardly a neighbor in sight. It has a 360° view of Moscow Mountain and the Palouse with gentle topography.



825 S LOGAN ST | \$485,000

MOSCOW | MLS# 98836416

Make this home your own and supplement your income with a duplex! This property features a 3 bed, 1 bath home and an up/down duplex with a 1 bed apartment, all on one lot for a total of three units!



000 CAPYBARA

MOSCOW

The Quarters at Capybara have parcels ranging from 1.7 to 2.7 acres located just on the edge of Moscow. You can have a country home just out of town but still be a short distance to restaurants, grocery stores, and parks.

LOT 1 | \$215,512 | MLS# 98803050 PENDING

LOT 2 | \$220,022 | MLS# 98803051

LOT 3 | \$250,052 | MLS# 98803052

LOT 4 | \$225,522 | MLS# 98803056



314 SUSAN DR | \$620,000

MOSCOW | MLS# 98835701

This beautiful 5 bed 3.5 bath home is located in a quiet cul-de-sac neighborhood. It features an open concept floor plan with hardwood floors, vaulted ceilings and an unobstructed view of Moscow Mountain.



786 FAIRVIEW | \$489,000

MOSCOW | MLS# 98835737

This well-maintained home is in a quiet, newer neighborhood ready for you to call home! Main floor has a gas fireplace in the living room with dining area in the kitchen. Upstairs has three beds and two baths.



RIDGEVIEW ESTATES II MOSCOW

Here is a great opportunity to be part of this new neighborhood in Ridgeview Estates III! The lots are southern facing and feature views of Paradise Ridge. You'll enjoy amazing sunrise and sunset skies.

1309 RIDGEVIEW	\$130,000	MLS# 98803662
2912 WILDROSE	\$120,000	MLS# 98803674
1409 ROXBURY	\$130,000	MLS# 98803673 PENDING
1324 RIDGEVIEW	\$130,000	MLS# 98803671
1412 ROXBURY	\$125,000	MLS# 98803746 PENDING
1330 RIDGEVIEW	\$130,000	MLS# 98803669
1406 ROXBURY	\$130,000	MLS# 98803705 PENDING



1303 LOGAN | **\$1,146,918**
MOSCOW | **MLS# 98797153**

Can you say great location? This commercial property comes with visibility, location, and topography. It is 51,621 +/- sq ft and almost flat with two curb cuts for great access and visibility.



156 AND 170 PINTAIL LN | **\$395,000**
MOSCOW | **MLS# 98813198**

This is a rare opportunity to own over two acres of R3 zoned property within Moscow city limits. Two large lots being sold as one creates multiple possibilities- a single family home, duplexes or a Planned Unit Development.



448 GREENSIDES | **\$515,000**
MOSCOW

Don't wait to build, this house is only three years young! This beautiful corner lot maximizes every inch offering 2,370 sq ft, 3 beds and 2.5 baths. It features privacy fence, landscaping and two decks with views.



1251 WILTSHIRE | **\$678,000**
MOSCOW

This beautiful craftsmanship home is perfectly located in a desirable and established neighborhood. It offers an open floor plan, vaulted ceilings, spacious living room with a gas fireplace and large windows.



2112 E THIRD ST | **\$620,000**
MOSCOW | **MLS# 98828594**

This brand new, multi-level home on Moscow's east side is 2,948 sq ft with 4 beds and 3 baths. Located in the desirable Rolling Hills neighborhood, it has lots of windows with plenty of natural light.



TIM KINKEADE
LOAN ORIGINATOR NMLS# 5117
208-310-1048





1313 S BLAINE ST

MOSCOW | **\$1,440,441** | MLS# 98831852

This is prime office, restaurant or retail location located at the intersection of Blaine and White Ave in Moscow with 3633 +/- interior sq ft and 40 off-street (on property) parking spaces. It was thoughtfully designed as a retail bank. The interior boasts lots of light and visual permeability between spaces while still giving privacy where needed. Built and used as a bank building since the late 1970's, this property has had one tenant over its lifetime.

INTERMOUNTAIN
MLS



1020 E F ST

MOSCOW | **\$1,300,000** | MLS# 98831192

This perfectly restored and updated 1915 Cottage Craftsman home boasts a 5,333 sq ft, 6 bed, 5.5 bath main house and a 1,500 sq ft 3 bed, 2 bath Carriage house all on .91 acre that runs along the west side of Rotary Park. It has 7 off street parking spaces, extensive patios and garden walkways. The interior features include an oversized great room, 9 ft ceilings and classic crown molding. Main house can be converted to 4 unit apartment house by simply locking interior doors



1945 CRESTVIEW | **\$629,000**

MOSCOW | MLS# 98836413

Welcome home to this gorgeous, updated 4 bed, 3.5 bath 2,602 sq ft home. Greet your guests at the door on your charming covered front porch and welcome them into a bright, well-lit space.



000 F STREET | **\$379,990**

MOSCOW | MLS# 98813805

This parcel is located across the street from the Hamilton Indoor Recreation Center and the Hamilton Aquatic Center. It is currently surveyed for 4 residential or duplex lots.



923 S JEFFERSON | **\$395,000**

MOSCOW

This charming 1900's home is located minutes from downtown. With 2,160 sq ft, it features high ceilings, large windows, hardwood floors, doors and hardware that retain the historical character of the home.



1604 E D | **\$220,000**

MOSCOW | MLS# 98809867

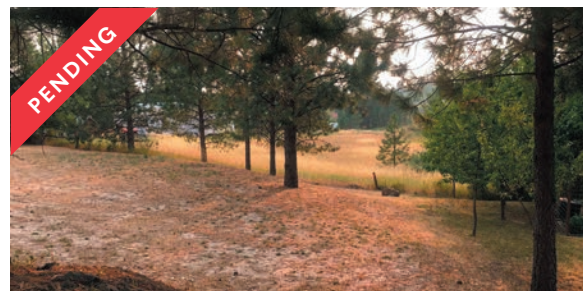
This cute home with a ton of potential is located across from the middle school, tennis courts and skate park. It has a sun room on one side, a porch on the other and is surrounded with a large yard and thick trees for privacy.



1201 MOUNT DEARY CREEK RD | \$1,680,000

DEARY | MLS# 98810168

This private 32.3 +/- acre property with custom log home has views for days! The home is 3,164 sq ft with 4 beds, 3 baths and a dedicated office. The logs were freshly painted and sealed in 2020.



615 DIVISION | \$62,500

DEARY | MLS# 98813977

This beautiful almost 1/3 acre corner lot is ready for your new home! This lot has been leveled and a gravel drive has been added to make this spot ready to build on. The grasslands to the west provide privacy.



NKA MONTANA ST #3 | \$395,000

DEARY | MLS# 98822189

This 53 acre parcel with wonderful views comes with many options! Bring your home plans, create a mini farm, have 4-H projects! There are several building sites to choose from.



807 S FRONT ST | \$150,000

TROY | MLS# 98837447

Don't miss this opportunity! Adorable 1 bed 1 bath tiny house near downtown Troy. Great opportunity to live the tiny lifestyle or have an investment opportunity. This is a must see.



NKA MONTANA ST #1 | \$185,000

DEARY | MLS# 98822188

Enjoy all the amenities that Deary has to offer, but stay off the beaten path with the 5 acre parcel. Thin out some trees and capture the view or keep it private! The driveway is already roughed in.



NKA MONTANA ST #2 | \$195,000

DEARY | MLS# 98822187

This property provides privacy, space and seclusion but is only minutes to town! It is a 5 acre lot just outside of the city limits of Deary, and is waiting for you to bring your home plans.



1068 DEER RD | \$447,000

DEARY | MLS# 98836016

23 terrific acres are available to build your dream home while living in the easy to maintain, newly built 900 sq ft home. The cozy house features 2 beds, 1 bath, stained concrete floors and large windows.



810 BENTZ ST | \$265,000

TROY | MLS# 98837446

Great opportunity for a single level home near downtown Troy. Home features a spacious living room, kitchen and large third bedroom. With a level lot, there's plenty of room to garden or just enjoy the yard.



000 ORCHARD LOOP RD | \$240,000

TROY | MLS# 98818048

Amazing Orchard Loop acreage is ready for you to call it home. With great road access, this property is a great place to tuck a home into your own patch of timber for privacy and character.



1015 WHITE PINE FLATS | \$2,870,000

TROY | MLS# 98802171

Bring the horses! This gorgeous 4,200 sq ft custom built home comes with extensive covered porches that overlook this 108 acre ranch. The property features a 25,500 sq ft horse building with over 1/2 an acre under 1 roof!



565 N SPRUCE ST | \$337,000

GENESEE

This is a move-in ready, 3 bed, 1 bath single level home in Genesee with a shop. It has an updated kitchen, newer siding, gas furnace, new hot water heater and more! Check it out!



523 MAIN ST | \$255,000

JULIAETTA | MLS# 98836476

Located in the small town of Juliaetta, this 3 bed, 1 bath home on a 1/2 acre lot has tons of potential! The spacious living room with large windows brings in an abundance of natural light.



NKA HWY 8 | \$215,000

TROY | MLS# 98831984

Beautiful views and easy access is what you will find on this Northern Idaho 4 acre gem! Bring your plans and dreams and build your dream home on the upper or lower portions of the property.



339/401 S MAIN ST | \$325,000

TROY | MLS# 98834957

Wonderful opportunity and excellent downtown location for a commercial building in the heart of Troy! This 5,975 sq ft blank slate has multiple sections and endless options for new business!



1001 NELSON LN | \$439,000

JULIAETTA

This hobby farm is waiting for its new owner! The property is the ideal country-like setting but is within city limits and on nearly 2 acres. The home offers 3 beds and 2 baths all on one level.



000 AMERICAN RIDGE RD | \$275,000

JULIAETTA | MLS# 98831950

This 60 acre property has 360 degree views with ridge top privacy! It is ruggedly beautiful with a 1600' year-round road already in which takes you to absolute privacy. This property is ready for you to build now.

VIOLA, POTLATCH & PRINCETON

HARVARD & BOVILL



1035 TRESTLE RD | \$750,000

VIOLA | MLS# 98833245

This 3 bed, 2 bath single level home provides quiet country living close to Moscow! It features a new detached 1 bed apartment and large shop with lean-to and sits on 12+ acres.



5491 N HWY 95 | \$338,900

POTLATCH | MLS# 98799054

Formerly Dad's Diner and Ireland's Cafe, this building is now almost completely new. It has new wiring, flooring, benches, tables, trim, HVAC, lighting, front door, insulation, paint, water softener, and plumbing.



TBD MAPLE CREEK | \$59,900

HARVARD | MLS# 98801731

Is now your time to build that house or shop you've always wanted? This easy access 2.4 acre parcel is flanked on all 3 sides by roads. It sits at the east end of Harvard and has just been logged and cleared.



000 SANDERSON RD (PARCEL 2) | \$215,000

BOVILL | MLS# 98833970

Located near Bovill, this timbered 11+ acre shangri-la has lots of trees and privacy, with good road access and power nearby. There are several building or recreation sites which have gentle topography.



NKA TUKTA WAY LN | \$179,000

PRINCETON | MLS# 98830839

This beautiful 12+/- acre parcel of North Idaho property is located near Moscow Mountain! It's just a short mountain bike ride, horse ride or ATV ride away for recreation, hunting or just an evening getaway.



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4015 DEPOT ST | \$460,000

HARVARD | MLS# 98830702

This home features quality craftsmanship, wonderful views and room for a shop! It is 1650 sq ft, single level with 3 beds and 2.5 baths and is located on a 1 acre lot! The whole home boasts quality finishes!



000 SANDERSON RD (PARCEL 1) | \$175,000

BOVILL | MLS# 98833969

Located near Bovill, this 6+ acre slice of heaven has lots of trees and privacy, with good road access. There is a gentle ridge that runs up the spine of the property that gives you elevation and open space.



521 15TH ST | **\$235,000**

LEWISTON | **MLS# 98821316**

This is a great opportunity to own a cute 2 bed, 2 bath home with a shop, located in downtown Lewiston. It's a great starter home with a fully fenced yard and a new front covered front porch.



107 W MAIN ST | **\$199,999**

CRAIGMONT | **MLS# 98829874**

This 8,928 sq ft commercial building on Main St. in Craigmont has endless opportunities. It is zoned I-C and just off Highway 95! Bring your business here and be your own boss in this beautiful and quiet small town!

Start Your Project
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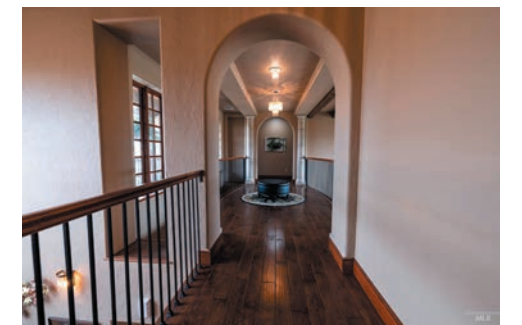
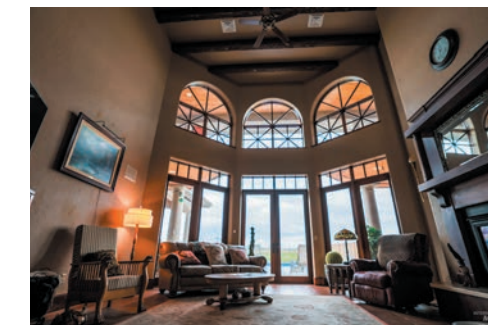
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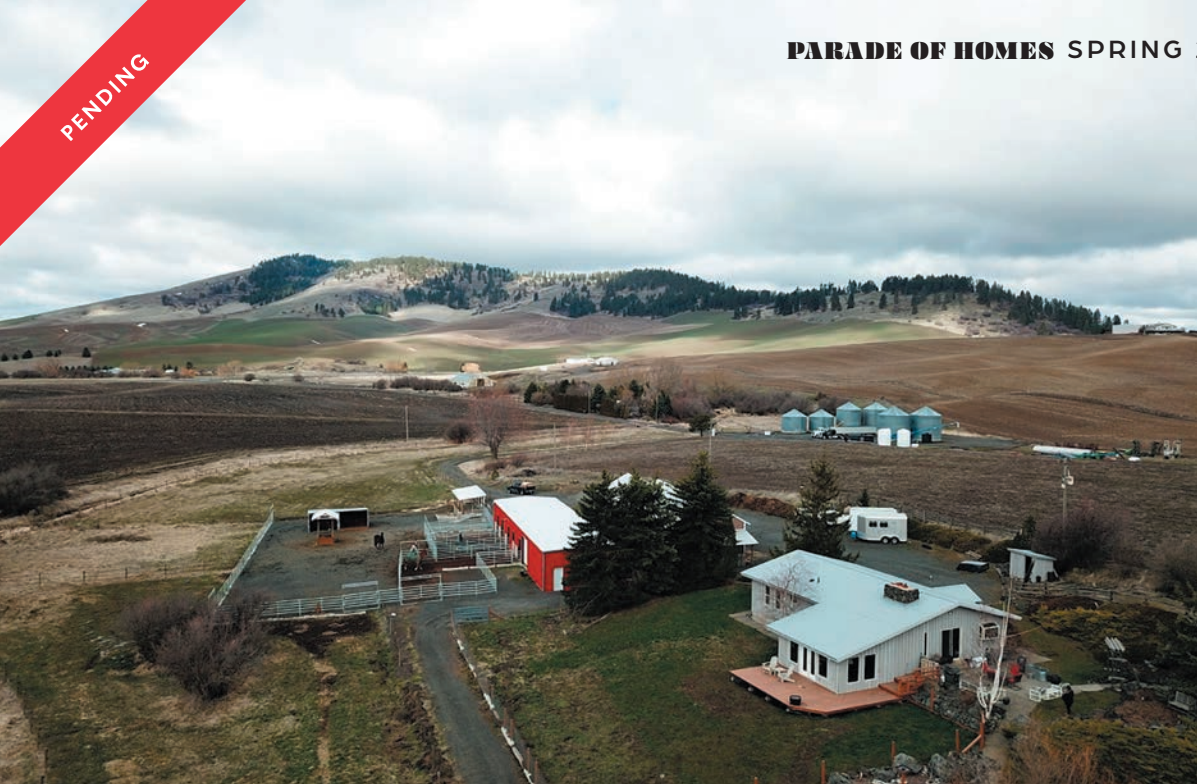
6280 HEPTON LN

LEWISTON | **\$1,599,900** | **MLS# 98835507**

There is stunning architecture at every turn of this gorgeous, custom built home. Situated on 9.8 private acres, this home was built in 2006 with quality and entertaining in mind. Boasting 7084 sq ft, 4 beds, 4 baths, a theater room, a new pool and HUGE SHOP, this home has something for everyone and then some!



PENDING



351 LYLE WEST RD

PALOUSE | \$789,000 | MLS# 260093

Welcome to Rock Bottom Ranch! 351 Lyle West Rd is an Equestrian's dream! This 3 BR / 2 BA rancher is situated on 12 prime acres of the beautiful Palouse Prairie and is located just minutes from Pullman. It has tremendous views of Kamiak Butte and is bordered by 4 Mile Creek on the southern side of the property. The 1700 square foot home offers a spacious sunken living room with a vaulted ceiling and a floor-to-ceiling basalt rock fireplace.

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Latah Realty, LLC is happy to announce that we are now licensed in Washington and able to expand our service area to better serve our customers and clients! We currently have three agents licensed in Washington, and we are excited to provide you with our exceptional service across the border! Our licensed agents are Sean Wilson, Tanja Blue and Magan Smith.



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2022 INTERIOR DESIGN TRENDS

THAT YOU NEED TO KNOW ABOUT

Interior design is a big deal when it comes to selling and buying a house, but it's even more important in everyday life. Effective interior decor will leave you feeling simultaneously comfortable and inspired in your own home, and hopefully do the same for your visitors (or potential buyers). While they are looking to buy your house not your vases and ottomans, your interior decor will help the overall impression of your home and help them imagine their own comfortable and inspired life living there. So while you're thinking about your next steps in interior design, here are five hot trends coming in 2022.

LEATHER FURNITURE

Soft rich leathers are coming back. Paired with grays and metallics, warm creamy leather upholstery gives a much needed contrast and a coveted coziness.



BROWN IS BACK

Chocolate, caramel and camel. For those of you who love the 70s aesthetic, this is great news. Browns are replacing neutrals in 2022. You'll see shades of brown on the walls, in the furniture, the floors, down to the throw pillows.



DARK KITCHENS

Whites and neutrals are taking a back seat in 2022. We want dark moody kitchens with warm accents from wood or metal. This moody vibe can be achieved with paint on walls and cabinets or with leathered stones like granite or marble for the floors and counters.

MAXIMALISM

You've heard of the minimalist aesthetic but have you heard of maximalism? This trend is about embracing the extra! Mix your patterns, materials, textures and colors for that awesome eclectic ambiance. The vibrancy and energy that hits you when you walk into a well-decorated maximalist space should induce happiness and joy. The goal is to overwhelm, but in a good way.



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INTRIGUE

LOCAL BUSINESS HIGHLIGHT

It has been just over a year since Intrigue moved into their current space in the historic Hattabaugh Building, and it is already difficult to imagine Moscow's bustling Main Street without this fun, funky boutique and the amazing people behind it. Intrigue is the lifelong dream of owner Carrie Lee, who started the business in 2018 after her successful battle with breast cancer. A true family affair, Carrie, her husband Jerry, and sister-in-law Debbie take great pride and joy in curating the fascinating and ever-changing selection of goods on Intrigue's shelves.

The Lees have a particular passion for featuring independent artisans and craftspeople from the local area and across the world. Carrie and Jerry often travel far and wide to purchase items in person from family businesses off the beaten track. Goods from Peru, Thailand, and Ecuador fit comfortably alongside crafts made right here on the Palouse. From handcrafted jewelry and apparel to handmade soaps and salves, nearly everything Intrigue carries has a great story



behind it, and the Lees are more than happy to tell you all about it. Whenever possible, Intrigue invites its artisans to speak for themselves, hosting popups during Farmer's Market and events like Art Walk. They also regularly feature their vendors' stories on their website, so you can get to know the people who created your new favorite things.

"Eclectic" barely begins to describe the breadth of treasures to be found in every nook and cranny of Intrigue's handsome space. Where else can you walk away with a Pendleton blanket, a greeting card for your friend's cat, and a charming children's book while you were simply looking for a fun pair of socks or cozy mittens? You can even grab a glass of wine at Colter's Creek Winery Tasting Room next door and sip while you shop. An alluring yet potentially dangerous proposition, indeed.

We leave you with a small warning. If you are shopping for a gift or three, be sure to save a little room in the budget for yourself. They say Intrigue has Everything You Never Knew You Needed for a very good reason.



FROM LEFT TO RIGHT: JERRY LEE (OWNER), CARRIE LEE (OWNER) AND DEBBIE LEE (MANAGER AND BUYER)

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