



Latah Realty's
PARADE of HOMES



Summer & Fall 2022

IN THIS ISSUE...



01-07
LATAH REALTY LLC
TOP BROKERAGE IN MOSCOW

Get to know Latah Realty's agents, office, staff, mission and business goals in Latah County and the surrounding communities.



08
BEST OF LATAH
2022 PHOTOGRAPHY CONTEST

Learn about Latah Realty's annual photography contest and see the winning photos of 2022.



09-21
LISTINGS
IN IDAHO AND WASHINGTON

See all of Latah Realty's listings and learn about the unique real estate that attracts people from all over the US to our corner of Idaho.



22
AGENT HIGHLIGHT
MISTY CURRY

Get to know Misty Curry, one of Latah Realty's top producing agents and see some of her listings.



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 3-5, and start by giving us a call or stopping in today!

DARCY ANDERSON
DESIGNATED BROKERDARCY@LATAHREALTY.COM
509.338.0358

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.

TANJA BLUE
REALTOR® | BS ADVERTISINGPREMIER PROPERTY GROUP
LICENSED IN ID & WATANJA@LATAHREALTY.COM
425.985.2415

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.

ANGELA CARPENTER FOISY
REALTOR® | BS MARKETINGANGELAFOISY@GMAIL.COM
208.669.1626

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.

BRET CARPENTER
REALTOR®BRET@LATAHREALTY.COM
208.669.0061

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. Let Bret guide you along the way!

MISTY CURRY
REALTOR®MISTY@LATAHREALTY.COM
208.596.9330

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.

ANGELA FARNHAM BRYANT
REALTOR® | BS PUBLIC COMMUNICATIONANGELAF@LATAHREALTY.COM
208.301.8521

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.

TAYLOR GALLOWAY
MANAGING BROKER IN WATAYLOR@LATAHREALTY.COM
509.595.0634

Taylor was born and raised on the Palouse and began her real estate career in 2012 in Pullman, WA. As a top producing Realtor in several markets across Washington, Oregon, Texas and Florida, Taylor has the learned experience and ability to provide you with a seamless home buying and selling process. If you are looking for someone who understands your biggest investment is purchasing your future home, call Taylor with questions or any needs you may have!

TYLER KOEHN
REALTOR®TYLER@LATAHREALTY.COM
208.596.3896

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.

WILL KRASSETT
REALTOR®WILL@LATAHREALTY.COM
208.310.1335

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.

ISAIAH LEE
REALTOR®ISAIAH@LATAHREALTY.COM
208.301.4710

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.

PARADE OF HOMES SUMMER/FALL 2022

JOHANNA MCLAUGHLIN
REALTOR® | SRESJOHANNA@LATAHREALTY.COM
406.660.1673

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.

JARROD NICHOLS
REALTOR® | BS CRS SER GRIJBNICHOLS22@OUTLOOK.COM
208.310.6034

Jarrold 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. Jarrold strives to provide these values to every client.

TANNER ROSS
REALTOR® | BS BUSINESS-ECONOMICSTANNER@LATAHREALTY.COM
208.507.0517

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.

MAGAN SMITH
REALTOR®
LICENSED IN ID & WAMAGAN@LATAHREALTY.COM
208.568.0536

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.

JAYCE WEINMANN
REALTOR®
PREMIER PROPERTY GROUPJAYCE@LATAHREALTY.COM
208.596.7898

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.

SEAN WILSON
ASSOCIATE BROKER | BA GRISEAN@LATAHREALTY.COM
208.596.8170

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.

REVIEWS ★★★★★

GRADY SHAWVER

"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!"

JOHN KURTZ

"NICE PEOPLE. LOW PRESSURE. VERY WELL INFORMED AND HELPFUL."

DOREE KOVIS-TONKS

"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!"

JENNY LUTES

"We are so grateful that Angela Foisy was recommended to us! We were expecting a few headaches, as we reside in another state, but Angela made the process very easy for us. She is a real pro, and we definitely made the right choice!"

NATHAN PEEL

"AN EXCELLENT PLACE TO SHOP FOR YOUR REALTY NEEDS."

Moscow, Idaho
233 E Palouse River Dr.
PO Box 9748
Moscow ID 83843
(208)883-4488Chewelah, Washington
111 N 3rd Street E
Chewelah, WA 99109
(509)684-5021

With nearly 40 years of experience behind us we are here to help provide you with state-of-the-art consulting & management services throughout the Inland Northwest.

FREE Initial Consultation

Overall Management of your Forestland

Preparation of a Forest Management Plan

Timber Valuation Assessment

Land use Assessments

Water Resources

Fire Mitigation

Cost Share Program Options

Northwestmanagement.com
nwmanage@northwestmanagment.com

Spark new adventures.

Complete your mortgage application online in minutes at **p1fcu.org** and make your dream home into a reality.



NMLS ID #527990



LATAH REALTY OFFICE STAFF

ADMINISTRATIVE ASSISTANTS, REALTOR ASSISTANTS & OFFICE MANAGER



DARCIE BARR
REALTOR ASSISTANT | PREMIER PROPERTY GROUP

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

Evie 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 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. 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, daughter Lucille, and her dog Lola. She has been at Latah Realty since May 2019. Her favorite part about her job is the fast-paced environment and positive energy within the office.



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 LATAH

PHOTOGRAPHY CONTEST

Started in 2013, the Best of Latah 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 are both welcome to participate. There are cash prizes for the 1st (\$500), 2nd (\$300), and 3rd (\$200) place winners and those winners are announced each year at the Art Walk in June.

2022 1ST PLACE WINNER

"BARN SHADOWS"
REY MCGHEE



2022 2ND PLACE WINNER

"THE OLD U OF I STAIRS"
EMILY BOCKINO



2022 3RD PLACE WINNER

"MISTY OVERLOOK"
STEPHANIE STAMBAUGH



HONORABLE MENTION

"DRAWN BY THE FOREST"
STEPHANIE STAMBAUGH



4325 LENVILLE RD #22 | **\$85,000**
M O S C O W | **MLS# 98850470**

Move-in ready! This 2 bed, 1 bath home with fresh interior paint is in a great park just outside of Moscow. It has an open floorplan with spacious eat-in kitchen and ample counter space. It includes a covered front porch perfect for outdoor relaxing, forced air and A/C.



2912 WILDROSE | **\$120,000**
M O S C O W | **MLS# 98803674**

Opportunity to be part of this new neighborhood in Ridgeview Estates III! Lots are southern facing and feature views of Paradise Ridge. You'll enjoy amazing sunrise and sunset skies. These gently sloped lots are completely buildable. Bring your house plans!



603 W PALOUSE RIVER DR. #90 | **\$22,000**
M O S C O W | **MLS# 98840388**

This cozy, well kept and affordable mobile home is located in Abiel Mobile Home Community, on the south end of Moscow. Just a short distance within Anderson Park! The lot rent is \$375 and includes water, sewer and garbage. Owner financing available, call for details!



1309 RIDGEVIEW DR | **\$130,000**
M O S C O W | **MLS# 98803662**

Opportunity to be part of this NEW neighborhood in Ridgeview Estates III! Lots are southern facing and feature views of Paradise Ridge. You'll enjoy amazing sunrise and sunset skies. These gently sloped lots are completely buildable. Bring your house plans!



4325 LENVILLE RD #54 | **\$115,000**
M O S C O W | **MLS# 98840736**

Location, location, location! This spacious 3 bed, 2 bath home is located in a pristine mobile home park. And the views can't be beat! With 1,404 sq ft, this 1984 home features vaulted ceilings, generous open living space, high ceilings in the master bedroom and a wood stove.



156 & 170 PINTAIL LN | **\$395,000**
M O S C O W | **MLS# 98813198**

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



1978 WEST VIEW DR	\$125,000	MLS# 98826088	SOLD
2006 WEST VIEW DR	\$125,000	MLS# 98826089	
2042 WEST VIEW DR	\$125,000	MLS# 98826090	
2060 WEST VIEW DR	\$125,000	MLS# 98826092	

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. Located off 6th St and near Carol Ryrie-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!



1493 NORTHWOOD DR CONDO #104 | **\$198,500**
M O S C O W | **MLS# 98851604**

Looking for affordable housing or an investment opportunity? Look no further! This desirable 3 bed, 2 bath condo has a small deck and 1050 sq ft that includes an on-suite with full bath and walk-in closet, 2 additional bedrooms, full bath, laundry, dining, open kitchen and living room.



NKA MOSCOW MOUNTAIN RD | **\$245,000**
M O S C O W | **MLS# 98847114**

Build your dream home at the base of Moscow Mountain and be minutes away from hiking, mountain biking, mushroom picking, hunting or just enjoy nature out your front door! This treed property is located on Moscow Mountain Road and is just a short drive into Moscow.



501 N 8TH ST | **\$235,000**
M O S C O W | **MLS# 98848846**

Enjoy the peace and quiet of this lovely, well-kept manufactured home just on the edge of town! On four lots with nearly 20,000 total sq ft, there is a ton of room for future improvements! This property is very easy to access and has plenty of room.

PARADE OF HOMES SUMMER/FALL 2022


000 CAPYBARA LOT 1 | \$233,332
M O S C O W | M L S # 98842267

The price now includes an additional nearly 1/2 of an acre and a well to be drilled by seller prior to closing! Right on the edge of town, gently rolling, and ready to build, this prime parcel's gentle topography and great views make it an easy choice for your new home in the country.


000 CAPYBARA LOT 4 | \$247,742
M O S C O W | M L S # 98842272

This country property is as close to town as you can be without being in city limits. The price now includes an additional nearly 1/3+ of an acre, a new driveway approach onto the property and a well to be drilled prior to closing!


000 CAPYBARA LOT 2 | \$239,932
M O S C O W | M L S # 98842269

The price now includes an additional nearly 1/4 of an acre and a 4 GPM well! Gently rolling, protected from the wind, and right on the edge of town, this parcel is a slice of country heaven. At 2.85 acres with great views of Moscow Mountain, it's not too big, but not too small.


000 SADDLE RIDGE RD #1 | \$335,000
M O S C O W | M L S # 98835032

16+ timbered acres located just a few minutes from Moscow. This property is one of the forested gems near town that are historically so hard to find. Year-round access is provided from Saddle Ridge Rd, and power runs along it. Scenic views and big trees are the hallmarks of this property.


000 CAPYBARA LOT 3 | \$265,562
M O S C O W | M L S # 98842271

Here is one of the most amazing parcels that has come to the Moscow market in some time. With an unobstructed hilltop view of Moscow Mountain, Paradise, and Tomer Buttes, it has lots of gentle topography. The price now includes an additional nearly 1/2+ of an acre.


411 N ALMON #111 | \$135,000
M O S C O W | M L S # 98851005

This great opportunity for an affordable starter home in Moscow is located in Robinson Park, just minutes away from downtown and all the great things Moscow has to offer! Built in 2016 this 3 bed, 2 bath home with a large kitchen and 1386 sq ft has plenty of space for everyone.


1240 IDLERS REST RD | \$985,000
M O S C O W | M L S # 98853787

Don't miss this rare opportunity to have your own private Idaho with a Moscow Mountain retreat on 21.49+/- wooded acres only minutes from town. Enjoy the custom-built energy efficient main home with an open floor plan, a dream kitchen featuring three ovens and hickory cabinetry.


1130 SUNDIAL | \$358,500
M O S C O W | M L S # 98852614

This Tiempo home features 10 ft ceilings, 1613 sq ft, 3 beds, 2.5 baths and a 2 car garage. The main floor offers an open kitchen/living/dining floor plan, with a pantry, 1/2 bath, and hard surface flooring. You have everything you need to cook and entertain on the main floor.



Your Advantage When Buying or Selling Real Estate is Knowledge. You Need a Premier Property Inspection!

Serving Moscow, Pullman, Colfax, Troy, Palouse & Surrounding Areas.

Licensed & Insured

WA State Inspector 1883

WSDA Structural Pest Inspector 95178

Residential, Commercial, Industrial Inspections

(208) 596-2850

dweaver@premierproperty4u.com

www.premierproperty4u.com

Sewer Scope Inspection / Radon Testing


1756 E THIRD ST | \$385,000
M O S C O W | M L S # 98852781

This 4 bed, 2.5 bath 1,720 sqft home was just built in 2021. The open floor plan allows a lot of light and flexibility in design. The main floor allows easy access from the 2 car garage or front door into the modern kitchen, living and dining areas.


TBD BLAINE | \$340,000
M O S C O W | M L S # 98839295

With 7 acres of land, an amazing view and just 5 minutes from Moscow, this parcel is ready for a house and a shop. This property has already been perc tested, Latah County Highway District has signed off on access from Blaine Rd. Home site near the top of the hill has been county approved.

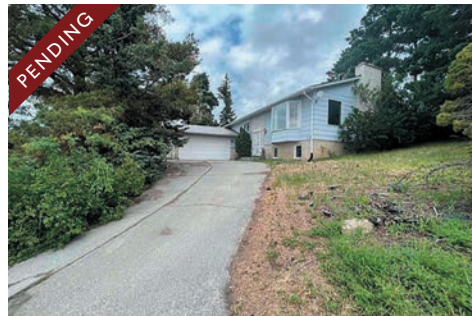
PARADE OF HOMES SUMMER/FALL 2022


NKA MONTANA ST #3 | **\$395,000**
M O S C O W | **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 for the kids! Several building sites to choose from and plenty of room for a barn and shop. It is close to Deary and a 35 min drive to Moscow.


817 HATHAWAY | **\$465,000**
M O S C O W | **MLS# 98849379**

This fantastic home featuring 4 beds and 2 baths is located in a great neighborhood with mature landscaping. The fourth bedroom can also serve as a family bonus room. Its has an amazing backyard that's very private, fully fenced and is perfect for enjoying year-round.


714 INDIAN HILLS DR | **\$425,000**
M O S C O W | **MLS# 98850353**

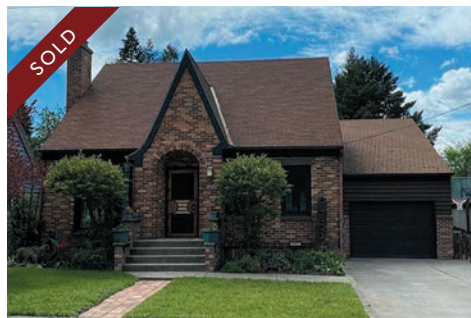
Looking for a home with a great location that you can make your own? With just over 2900 sq ft, this 4 bed, 3 bath home will be amazing with the right updates. Located in a desirable neighborhood, the yard features mature trees and plenty of southern exposure.


724A/724B KENNETH | **\$495,000**
M O S C O W | **MLS# 98851764**

Looking for a nice, spacious duplex? You'll Love this three bed, two bath, side-by-side duplex with vaulted ceilings and plenty of light! The main floor holds the large living room complete with gas fireplace, spacious kitchen, full bathroom and access to the private deck and backyard.


1314 DEAKIN EXT | **\$425,000**
M O S C O W | **MLS# 98851316**

This move in ready 3 bed, 2 bath charming and renovated home is near the University on a quiet street. It has beautiful updates including new paint, flooring, kitchen, bathrooms and furnace! With two bedrooms on the main floor, the master suite is located on the upper floor.


721 LYNN ST | **\$519,900**
M O S C O W | **MLS# 98845020**

This is the one you've been waiting for! Exceptionally well-cared for historic home built in 1939 with 2,808 sqft, 4 bedrooms and 3 bathrooms. One owner for the past 30+ years. You'll love the location near downtown, parks and shopping.

PARADE OF HOMES SUMMER/FALL 2022



New Downtown Condo in the last Barley Flats District condo building. Enjoy a low-maintenance lifestyle in this single-level 2 bed, 2 bath home! The unit is located in the southeast corner of the Dumas building and features beautiful quartz countertops throughout, wood floors, open floor plan, kitchen island, stainless steel appliances, dining nook, pantry, electric fireplace, primary suite with a walk-in closet, carpeted bedrooms and tiled shower and bath.

115 N ALMON #101 | **\$429,000** | **MLS# 98849156**
115 N ALMON #103 | **\$429,000** | **MLS# 98849162**
115 N ALMON #201 | **\$449,000** | **MLS# 98847712** **PENDING**
115 N ALMON #203 | **\$449,000** | **MLS# 98849166**
115 N ALMON #102 | **\$454,000** | **MLS# 98847181** **PENDING**
115 N ALMON #104 | **\$459,000** | **MLS# 98849160**
115 N ALMON #303 | **\$470,000** | **MLS# 98847177** **PENDING**
115 N ALMON #202 | **\$474,000** | **MLS# 98849163**
115 N ALMON #301 | **\$475,000** | **MLS# 98849164**
115 N ALMON #204 | **\$479,000** | **MLS# 98849167**
115 N ALMON #304 | **\$497,000** | **MLS# 98849168**
115 N ALMON #302 | **\$497,000** | **MLS# 98849165**

1933 WEST VIEW DR | **\$530,000**
M O S C O W | **MLS# 98840926**

This brand new home is located in Meadow Brook Subdivision in a park like setting. With 3 beds, 2.5 baths, 1604 sq ft, a 2 car garage and 9' ceilings this house is sure to please! The open dining and kitchen features a large island with breakfast bar, coffee bar and stainless steel appliances.


629 CONESTOGA | **\$578,000**
M O S C O W | **MLS# 98852626**

So many things to appreciate in this 5 bed, 3.5 bath, 3,677 sq ft home! From the private backyard with views to the many places within the home to gather, this home is boasting in upgrades. Main floor has the kitchen, eating nook, family room, half bath, laundry, formal dining and formal living rooms.


2015 CRESTVIEW | **\$649,000**
M O S C O W | **MLS# 98834079**

You'll love the layout of this brand new 2,680 sq ft, 4 bed plus office, 3 bath home. In the front door past the office you will find the great room with tall ceilings, a gas fireplace, and access to a large patio. The kitchen and dining room are next to the great room, creating a large and open floor plan.



819 COURTNEY | **\$659,000**

MOSCOW | **MLS# 98850384**

Kick off your shoes and unpack your bags! Nothing to do but move in to this beautifully updated home, tucked at the end of a dead end street. The main floor has all you need with generously sized rooms to include a main floor master suite and 2 additional beds and main bath.



2009 CRESTVIEW | **\$685,000**

MOSCOW | **MLS# 98838952**

This gorgeous, bright, new construction 5 bed, 3 bath home has a hard-to-find 3-car finished garage! It features 2,727 sq ft of modern, open spaces. Enter the home into the spacious foyer which leads to the two story living room. Open staircase with windows brings in extra light to both floors.



TBD ILENE DR | **\$667,628**

MOSCOW | **MLS# 98715566**

Fantastic location on this multi family (R3) zoned lot. The property is over an acre (1.17 Acres). It is located immediately adjacent to Moscow Charter School at the end of Ilene Drive. Just a stones throw from the Hamilton Aquatic Center and Hamilton Indoor Recreation Center.



000 COVEY/FRANKLIN/HIGHWAY 95 | **\$750,000**

MOSCOW | **MLS# 98827182**

This listing includes 13.5 +/- acres of ready to go development land. The land is already annexed into the city of Moscow and adjacent to R2 and R4 zoned land. Sanitary and storm sewer already run through the property. This property is turn key for residential development.



1318 RIDGEVIEW | **\$675,000**

MOSCOW | **MLS# 98846474**

This sunny and bright new home comes with fantastic views! With 3 beds and 3 baths, it features main floor living with spacious office, open floorplan with inviting kitchen, vaulted ceilings, gas fireplace, spacious pantry, generous master bedroom closet and covered deck.

ALL-HOME INSPECTIONS

JOSH CILLEY
CERTIFIED MASTER INSPECTOR

208-791-6015
ALLHOMEPALOUSE@GMAIL.COM

Serving the Palouse and LC Valley

WWW.ALL-HOME.COM

*Same day reports. Pay and book online
or call anytime!*

WA HOME INSPECTOR LICENSE 1810



1017 TEARE RD | **\$757,000**

MOSCOW | **MLS# 98853439**

This beautiful 3 bed, 2 bath home sits on 4+/- acres, just minutes from Moscow. It has been upgraded/remodeled throughout and allows for main level living with 2 bedrooms (potential for an additional bed & bath), a laundry room, living room and a large open kitchen with a Butlers pantry.



1307 & 1317 ANDY AVE | **\$1,207,800**

MOSCOW | **MLS# 98837284**

This well-cared for pair of triplexes represent a solid future of rental opportunity for your portfolio. There are four two-bedroom, one bath units and two three-bedroom, one bath units in total. These triplexes are mirrors of each other with large, well-lit kitchen, living and dining plans.



1099 SADDLE RIDGE RD | **\$997,000**

MOSCOW | **MLS# 98842521**

Looking for a phenomenal, unique and jaw dropping property and home? Look no further! Photos do not do justice for this property so come and see for yourself! With superior views, this spectacular home sits on 6 acres of Moscow Mountain just 8 minutes from town.



1313 S BLAINE ST | **\$1,440,441**

MOSCOW | **MLS# 98831852**

This is a prime office, restaurant or retail location at the intersection of Blaine and White Ave in Moscow with 3633 +/- interior sq ft and 40 off-street parking spaces. Thoughtfully designed as retail bank, the interior boasts lots of light and visual permeability between spaces.



1303 LOGAN ST | **\$1,139,500**

MOSCOW | **MLS# 98797153**

Can you say great location? If ever there was a commercial property (zoned motor business) with visibility, location, and topography, this is it! 51,621 +/- SF and almost flat with two curb cuts for great access and visibility. It Includes long term lease with Lamar billboard for additional income.



851 N CLEVELAND | **\$460,000**

MOSCOW | **MLS# 98853955**

Do you desire to live somewhere with mature trees, a private backyard, a home with big-ticket updates? This 4 bed, 3 bath, 2-car garage home offers you that opportunity! This property is conveniently close to schools, parks and walking/bike paths.



985 CEDAR ST | **\$177,500**

POTLATCH | **MLS# 98843835**

Opportunity abounds with this hidden gem. This 1906 3 bed 1 bath Potlatch house sits on a great, fully fenced corner lot with alley access and room to build a garage. On the main floor is the kitchen, dining area, living room and one of the bedrooms along with a bathroom.



875 8TH ST | **\$290,000**

POTLATCH | **MLS# 98837322**

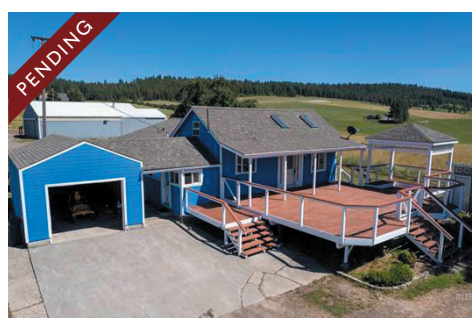
Opportunity abounds with this property in Potlatch! Purchase this property with the 30x60 shop and build a house on it, or you can use the already divided plat and have 4 lots. Power, sewer and water are ready to go into lots 2, 3 and 4.



5491 N HIGHWAY 95 | **\$338,900**

POTLATCH | **MLS# 98799054**

Formerly Dad's Diner and Ireland's Cafe, this building is now almost completely new. New wiring, flooring, benches, tables, trim, HVAC, lighting, front door, insulation, interior and exterior paint, water softener, and even much of the plumbing.



1530 HATTER CREEK RD | **\$889,000**

PRINCETON | **MLS# 98851068**

This updated home is situated on 34.06+/- acres just outside of Princeton. It offers everything you need for 2-legged and 4-legged folks alike! Inside you'll find 3 beds and 2 baths on the main level to include master suite with 3-head walk-in shower and skylight!

Start Your Project
WE'RE HERE TO HELP.

**MOSCOW & PULLMAN
BUILDING SUPPLY**

Pullman: 400 SE Fairmount Dr. Pullman, WA 509.332.2627
Moscow: 760 N Main St. Moscow, ID 208.882.4716

COMMUNITY LOVE

POTLATCH & PRINCETON



NKA DRISCOLL RIDGE RD | **\$135,000**

TROY | **MLS# 98848196**

Build your home and shop on this 1.34+/- acre parcel with easy access off a paved county road between Troy and Moscow. The well is already drilled and was tested at 60 gallons per minute! Power nearby. No CCR's on this parcel so manufactured homes are allowed.



339/401 S MAIN ST | **\$275,000**

TROY | **MLS# 98834957**

This is a wonderful opportunity and excellent downtown location for a commercial building in the heart of Troy, Idaho! This blank slate of 5,975 sq ft of ground level space with multiple sections includes a meat rail system, walk-in coolers, all shelving, counters, computer systems, coolers etc.



NKA HIGHWAY 8 | **\$215,000**

TROY | **MLS# 98831984**

Beautiful views and easy access is what you will find on this Northern Idaho 4 acre gem! Area wells are good so bring your plans and dreams. Build your dream home on the upper portion of the property or build it down the Northern portion of the property.



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

TROY | **MLS# 98802171**

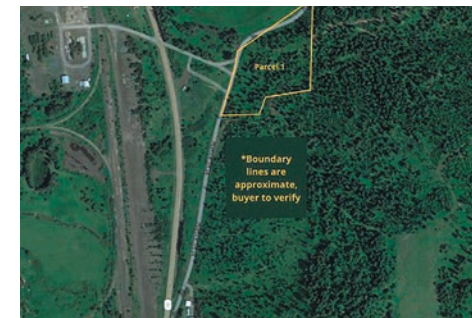
Bring the horses! This gorgeous 4,200 sq ft custom built home has extensive covered porches that overlook this 108 acre ranch. It boasts 25,500 sq ft of super high quality horse building, with over 1/2 an acre under 1 roof! Within is a 73' x 197' full size dressage arena.



TBD TERRACE AVE | **\$230,000**

BOVILL | **MLS# 98840594**

This private 3 acre wooded property is conveniently located and is a rare find within Bovill city limits. City services, Avista power and gas are nearby. There are very few truly acreage properties in city limits like this one. This parcel offers privacy, timbered views and wildlife.



000 SANDERSON RD PARCEL #1 | **\$175,000**

BOVILL | **MLS# 98833969**

This 6+ acre parcel of timbered wonderland is located near Bovill. This slice of heaven has lots of trees and privacy, with good road access and power nearby. There is a gentle ridge that runs up the spine of the property that gives you elevation, open space, and gentle to flat topography.



1721 HIGHWAY 3 #N1 | **\$35,000**
JULIAETTA | **MLS# 98849082**

What a great place to begin! Stop paying rent and start owning your own home with this well cared for 3 bed, 2 bath home. It features a split floor plan design with a master bed/bath and two additional beds and bath. The second bath has been recently updated with new bath surround.



311 MCCALL ST | **\$70,000**
JULIAETTA | **MLS# 98847267**

Two prime lots for sale in the growing town of Juliaetta! Enjoy the small town living with the benefit of early spring and longer summers, and only a 20 minute drive to Lewiston for all of your bigger city needs. These lots are flat with views overlooking the Potlatch River.



18502 HWY 95 SOUTH | **\$275,000**
GENESEE | **MLS# 98838015**

This original farmhouse on 3.9+/- acres outside of Genesee is a rare gem! Main floor offers functional floor plan with 2 beds, 1 bath with three additional beds upstairs. The walk-out basement has room to grow or use for storage! It includes detached garage, large barn and great location.



147 W ASH | **\$399,000**
GENESEE | **MLS# 98846776**

This charming farmhouse on a double corner lot is perfectly situated in a friendly neighborhood near Genesee's highly-ranked K-12 school. This property has character throughout its 2,306 sq ft: wood floors, large windows, 4 beds, 2 baths, living, office and kitchen with two outbuildings.



521 15TH ST | **\$219,000**
LEWISTON | **MLS# 98821316**

Price Improvement! 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 new covered front porch. The home includes a newer gas furnace to stay warm during the coming winter nights!



870 SUNNYSIDE BENCH RD | **\$579,000**
LENORE | **MLS# 98839915**

Idaho opportunity! This property includes two homes on 9 beautiful, treed acres with great views. The main home has ample living space while the second home is perfect for extended family or a rental opportunity. The main home features 4 beds, 3 baths, deck, bonus room and dining area.

JULIAETTA, GENESEE, LEWISTON & LENORE



1201 MOUNT DEARY CREEK RD | **\$1,680,000**
DEARY | **MLS# 98810168**

Private, picturesque Idaho! This 32.3 +/- acres property has a custom solid log home built in 2003 and views for days! It has plenty of parking and storage. It sports 3,164 sq ft, 4 beds, 3 baths plus a dedicated office. The logs were freshly painted and sealed in 2020.



NKA MONTANA ST | **\$295,000**
DEARY | **MLS# 98843677**

This parcel sits on 10+/- acres of beautifully mixed timber and open ground in North Idaho. It's just at the edge of the city but with that country feel you get when being so close to corporate and state timber ground. The road is roughed in and the perc test is done.



1040 S AVON RD | **\$495,000**
DEARY | **MLS# 98845345**

Opportunities like this don't come every day! Here is your opportunity to own a move-in ready, well-maintained rancher on 25.40 acres just minutes outside of Deary. It includes sprawling views, good access, lots of parking, numerous outbuildings, a shop and an additional building permit!



11 MAIN ST | **\$424,900**
KOOSKIA | **MLS# 98845339**

This impeccably maintained original building offers so much potential and possibility for you to make your dreams come to life! The main level offers gorgeous hardwood floors, 3 brand new beds, 3 baths, a large commercial size kitchen area and endless entertaining space!



912 N JUNCTION | **\$249,900**
GRANGEVILLE | **MLS# 98846856**

This home has been completely remodeled and is ready for a new homeowner to walk in and make it their own. This spacious little two bed one bath home was stripped to the studs and built back up with new insulation in the walls, ceiling and floor.

DEARY, KOOSKIA & GRANGEVILLE

PARADE OF HOMES SUMMER/FALL 2022


107 W MAIN ST | \$185,000
CRAIGMONT | MLS# 98829874

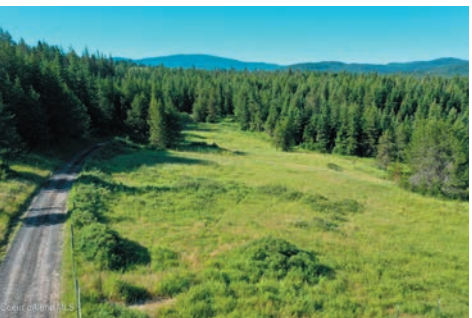
This commercial building on Main St. in Craigmont is 8928 sq ft and has endless opportunities as it is zoned I-C (Industrial-Commercial) and just off Highway 95! Bring your business here and be your own boss in this beautiful and quiet small town!


4851 ST MARIES RIVER RD | \$385,000
ST. MARIES | MLS# 22-2317 COEUR D'ALENE

This 3 bed home has hovering views over the beautiful St. Maries River and includes community waterfront access with a dock, picnic area and fire pits. It sits on almost 5 acres that border over 11,000 acres of Stimson timber land.


TBD CLARK ST | \$80,000
COTTONWOOD | MLS# 98851759

Build your home on the corner of Clark and Hogan! These two level lots located in Cottonwood are ready for a home. The lots will be serviced with city water and sewer and underground electrical is installed to the property line. Approximate property lines are marked with a wooden stake.


NKA OWL CREEK LN | \$279,000
EMIDA | MLS# 22-6981 COEUR D'ALENE

This parcel includes 20+/- acres of beautiful rolling terrain with views, multiple building sites, timber, and a power easement that runs right through the property. It has great wells in the area along with lots of wildlife. It's 1/2 hour from St. Maries and 1.5 hours to Coeur D'Alene.


TBD ELBERTON | \$295,000
GARFIELD, WA | MLS# 262984 WA

This parcel comes with spectacular views and privacy! Build your dream home nestled in the trees or on top of the hill featuring tremendous 360-degree views of rolling hills and sunsets. This property has timber, open space, room for creating your hobby farm and plenty of wildlife.


220 FERN ST | \$75,000
FERNWOOD | MLS# 22-7389 COEUR D'ALENE

This 2 bedroom home is on its own lot in the quiet town of Fernwood. It has newer windows, newer carpet, and a new water heater and furnace. It also has a snow roof. The electrical has all been inspected. If you're looking to own your own home for the right price, this is it!

CRAIGMONT, COTTONWOOD, GARFIELD, ST. MARIES, EMIDA & FERNWOOD

PARADE OF HOMES SUMMER/FALL 2022

MISTY CURRY

REALTOR HIGHLIGHT

Misty Curry is a Latah County native and has an abundance of connections within the community that help her to give expert advice pertaining to the area and the local real estate market. Misty loves helping first-time buyers, selling parcels of land and everything in between! With every sale, Misty strives for excellence in her accommodations and communication. Proof of her dedication and detailed work ethic is evident in her growing business that has improved in sales annually since 2015, her first year as a Realtor. Misty is now one of the top producing agents in Latah County and is grateful for the referrals of family, friends and past clients who have helped her to increase the number of buyers and sellers she has been able to assist in achieving their real estate goals.

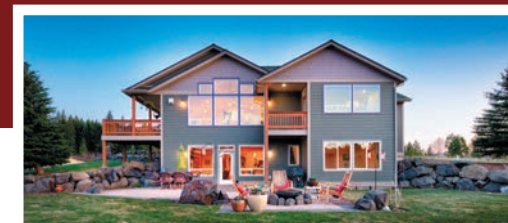
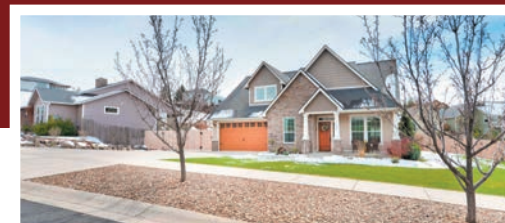
WHY SHOULD PEOPLE CHOOSE YOU AS THEIR REALTOR?

"My work ethic. I strive to meet and exceed all client's expectations. Not only will I provide my real estate knowledge, but I will put forth many hours to help clients succeed! With the help of my licensed assistant Ellie Helbling, we can pretty much make any accommodation for our buyers and sellers and their real estate goals!"

WHAT IS SPECIAL ABOUT THE REAL ESTATE IN LATAH COUNTY?

"I love the diversity of our small community! This includes the neighboring communities that have become tourist sites for visitors, as they've built up their community in different ways to attract folks. Latah County has a big town feel in a small county. One day I could be showing houses in Moscow while the next I'm out cruising land on a side-by-side. Some days I feel like I'm out playing vs. working."

NOT ONLY WILL I PROVIDE MY REAL ESTATE KNOWLEDGE, BUT I WILL PUT FORTH MANY HOURS TO HELP CLIENTS SUCCEED!


1005 KATNOOK \$570,000
 SOLD 10/01/21 | SELLER'S AGENT

1227 WALLEN RD \$900,000
 SOLD 06/07/21 | SELLER'S AGENT

1251 WILTSHIRE \$680,000
 SOLD 06/22/21 | SELLER'S AGENT

***** ECRWSS*****

PRSRT STD
U.S. POSTAGE

PAID

Post Falls, ID
PERMIT NO. 32

Local Postal Customer

