

1611 Little Bear Ridge Rd,

Troy, ID 83871



FEATURES

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|---|----------------------------|--|
| ✓ 22.49 Acres | ✓ Built in 1903 | ✓ 360 degree views |
| ✓ Fully renovated within the past 5 years | ✓ 3 Bed/1.5 Bath Main Home | ✓ 1 bed/1 bath/Full Kitchen Art Studio |

www.1611littlebearridge.com

House Amenities

- Venetian plaster in living/dining room and bathroom
- Modern updated lighting
- Limestone (Cote d Azur) tile floors in new addition + 200 sq ft extra tile
- 6 Burner, 36" (Z-Line) gas range with electric oven and brass detail
- Enamel (Defiant) wood burning stove
- Pantry (walk in) with brick flooring off of the kitchen
- Steel doors (entry, kitchen, back door)
- Solid wood interior doors throughout, with beautiful vintage hardware
- New black, thermally broken aluminum windows
- Floor to ceiling windows in addition to capture views
- California closet wall with custom hardware in the addition (laundry room)
- Radiant heated bathroom and shower floor
- Coffee bar with black walnut countertop and under-counter NewAir beverage cooler
- Wood-Mode kitchen cabinets
- Exposed shiplap throughout
- Wired for generator
- Low maintenance YakiSugi (charred cedar) siding on the addition
- Wall hung concealed tank toilet in the addition bathroom
- Included - five year old John Deere tractor kept in excellent condition (with backhoe, snow plow, box grader, wood chipper)
- Side by side ATV included
- New metal roof within last 5 years
- Updated faucets in kitchen and bath
- Upright freezer
- Wrap around concrete patio with shade structures
- Outdoor kitchen with vintage sink and Lion Premium Grill (4 burner)
- Plumbed-in claw foot tubs
- Established gardens
- Brick patio for fire pit

Studio Amenities

- Detached studio with full kitchen, bath, and bedroom
- Heated Black Slate flooring in the bathroom
- Custom white concrete counter top
- Island with black walnut counter top
- Commercial cooler (refrigerator)
- Marble vanity top with vintage brass brackets
- Large Millgard thermally broken aluminum windows
- Plumbed coffee bar
- Large storage cabinet with soft glide drawers and open storage shelves above
- Counter to ceiling tile in kitchen and bathroom
- Wall hung concealed tank toilet
- Custom steel balcony
- Shiplap walls
- Enamel gas/propane heat stove (Napoleon)
- Concrete wrap around patio



Guest and Recreational Spaces

Cabins:

- 3 cabins - 10 x 12 plus covered porches
- 2 twin beds on frames in one cabin, with custom bedding
- 2 queen beds on frames in two cabins, with custom bedding

Bath House:

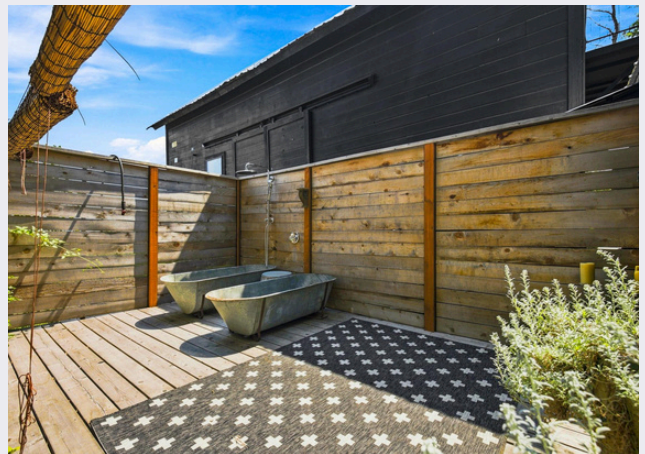
- Shower, pedestal sink, toilet, bench
- 2 metal soaking tubs on wood deck, plus outdoor shower

Camp

- 4 platforms for tents
- 2 large canvas safari tents, 10 x 12, they come with Queen beds, headboard, and metal frame

Gazebo (shade structure)

- New metal roof
- Concrete floor
- Metal chandelier



Outbuildings & Agricultural Spaces

Green House

- 16 x 13
- Transparent polycarbonate sheeting
- 16" exhaust fan
- Hose bib

Shop/Planting Shed

- 10 X 12 plus covered porch

Barn 30' x 60'

- \$35,000 in structural rehabilitation, including new concrete pier footings, support posts, and masonry stem walls
- Flexible space with potential for storage, a workshop, or a party venue with additional rehabilitation



Infrastructure & Property Improvements

- New well pump
- New culverts in the pond and driveway
- Electrical service to barn and cabins
- New electrical panel in studio
- Electrical service to the enclosed garden
- New water hydrants at the studio and garden
- New hose bibs studio and addition
- New water heater (55 gallon), pressure tank, de-scaler, and pump controls
- Drip irrigation on the berm

