



## Riverfront Retreat, Bonner County, Idaho, 32.00 Acres

**\$639,000**

- Equestrian, Fishing, House, Off-Road, River Frontage, Snow sports, Stream/River, Waterfowl, Wildlife Viewing

Welcome to the North Idaho dream! 3 parcels comprised of apprx. 30 acres, borders tens of thousands of Public Lands, and has over 2000 ft. of Priest River frontage. Do you dream of peace and solitude? Enchanting main home has two bedrooms, loft, open concept living room, dining and kitchen with a warm cozy stove. Sit on the front deck to enjoy views of the sunsets and Priest River, or the back deck flanked by a wood fired hot tub. Follow the path to a guest cottage that is a wonder in the woods! 36x36 barn with loft, 24x36 enclosed garage, 24x24 two stall barn with a sand arena, several outbuildings for tack or tools, a greenhouse and Prater Pond across the street and partially on this property that could provide hydro off grid if that is what you are looking for. Snow skiing, snowmobiling, hunting, hiking, fishing, kayaking, boating and more is right outside your door with the convenience of the town of Priest River within 20 minutes. This is truly a gem!

Two ponds

Chicken coup

3 Storage sheds

Outhouse

Garden area

Greenhouse

Three car garage/heated

Barn has electricity and water

500 Gallon Propane tank

Solid roads throughout property

20 Gallon pressure tank/water to home

Solar Panels

Radiant Propane Heat

On demand hot water for shower

Triple zone heat/ bedrooms have own gas stoves

Trout pond

1500 Gallon cistern

On or off grid living

### Main Info

- Street Address : 2454 E River Road
- Lot Size Acres : 32.00 Acres
- Postal / Zip Code : 83856
- Dwelling : Yes
- State / Province : Idaho
- County : Bonner
- Closest City : Priest River

### Taxes

Tax Year : 2018

Estimated Taxes per year are \$2,497.00

### Broker Info



#### Kelsie Wetherell

Clearwater Properties

(P:) 208-762-0990

(M:) 208-755-1554

[Kelsie@ClearwaterProperties.com](mailto:Kelsie@ClearwaterProperties.com)

[clearwaterproperties.com](http://clearwaterproperties.com)

Kelsie is the Broker of Clearwater Properties of Idaho, Inc and has been in real estate for over 20 years and enjoys helping people fulfill their dreams. Selling real estate in the Napa Valley and now in the northern Idaho area gives her the diversity of knowledge on many properties. Kelsie believes in creating a trusting bond with her clients and will give them a straight, honest answer. Kelsie enjoys trap shooting, golfing, and skiing.

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