

## Sports Afield Trophy Property

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### **Paradise Valley 7 acres, Boundary County, Idaho, 7.22 Acres**

**\$385,000**

READY TO BUILD ! This 7.22 acre parcel in Paradise Valley has all the hard work done. The front 2 acres adjacent to the road is naturally flat and open, just pick your spot. The utilities, electric, telephone, natural gas, and water are at the property line. Septic has been previously approved but will need to be re-applied for. Cabinet Mountain Water District membership is included. Stellar Jay is a county-maintained paved road ending a couple hundred yards beyond this property, so no thru traffic, adding to the peaceful setting of this homesite. The balance of the parcel is timbered and sloping, nicely thinned and brushed out, revealing more awesome views of distant mountain ranges. Plenty of resident deer and occasionally other wildlife. Only 2 miles to town and Hwy 95.

**Main Info**

- Street Address : 492 Stellar Jay Rd
- Lot Size Acres : 7.22 Acres
- Postal / Zip Code : 83805
- Dwelling : No
- State / Province : Idaho
- (Assessor) Parcel Number : # RP62N01E355251A
- County : Boundary
- Closest City : Bonners Ferry

### Taxes

Tax Year : 2023

Estimated Taxes per year are \$851.00

### Broker Info

Rob Pruitt

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Rob is a full-time, licensed Real Estate Agent. Born and raised in the southern California desert, Rob came to the North Idaho area in 1981 and has never looked back. He truly loves this part of the world. Rob has worked in various jobs over the years and would be fittingly described as a "Jack of all trades." He was best known as a horseshoer for many years, but later also became known for the welding and machine shop he owned and operated. Having been raised by a small-town general contractor and working himself as a city building inspector, he has never been able to let go of the construction trade, most recently working as a Construction Superintendent. Rob raised his family, a son and two daughters, predominantly on wild game, fish and home raised meat at the same 15-acre home since 1982. All three of his children and six grandchildren still live within a few miles of him.

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