



Rockford Bay Beauty, Kootenai County, Idaho, 3.00 Acres

\$849,995

- Beach Access, Fishing, Lake Frontage, Water Sports, Waterfowl

ROCKFORD BAY WATERFRONT DEVELOPMENT OPPORTUNITY - LAKE COEUR D'ALENE

Stunning waterfront potential awaits on this rare 3-acre development site positioned directly on Lake Coeur d'Alene's pristine Rockford Bay, offering extraordinary flexibility with pre-approved septic evaluations for dual residence configurations and immediate proximity to the mouth of Fighting Creek.

This exceptional waterfront parcel represents one of the most compelling development opportunities currently available on Idaho's premier recreational lake. The property features an established, secluded building pad with completed Public Health Department septic evaluations approving single-residence construction, plus potential for a second dwelling using an incinerator system. This unique dual-development potential opens possibilities for a primary residence with guest quarters, main home with recreational vehicle pad, or income-generating vacation rental cabins serving the thriving Lake Coeur d'Alene tourism market.

Strategic Rockford Bay Location & Unmatched Access

Located in the coveted southern section of Lake Coeur d'Alene, this property enjoys a prime position within Rockford Bay's protected waters while maintaining easy access via Highway 95. The convenient 30-minute commute to downtown Coeur d'Alene ensures urban amenities remain accessible while preserving the tranquil lakefront lifestyle this region is famous for. The property's positioning near Fighting Creek's mouth creates unique recreational advantages, as this natural feature supports diverse wildlife habitat and provides enhanced fishing opportunities. Lake Coeur d'Alene spans over 26 miles with 135 miles of shoreline, offering endless recreational possibilities from the world's largest floating dock system to winter bald eagle viewing when over 200 majestic birds migrate to feed on spawning kokanee salmon.

Exceptional Recreational & Development Potential

Water enthusiasts will appreciate the property's potential for constructing an impressive boardwalk and private boat dock extending toward Fighting Creek, creating a private waterfront compound unmatched in the region. Lake Coeur d'Alene's calm, crystal-clear waters provide ideal conditions for water skiing, wakeboarding, paddleboarding, and kayaking, while

anglers enjoy abundant fishing for trout, bass, and kokanee salmon. The three-acre footprint allows for extensive landscaping, recreational vehicle parking, guest accommodations, and significant privacy buffers. Development possibilities extend beyond traditional residential use. The approved septic configurations and flexible zoning create opportunities for boutique vacation rental operations, corporate retreat facilities, or multi-generational family compounds. With Coeur d'Alene's thriving tourism industry, waterfront rental properties generate significant income streams, particularly given the area's year-round appeal for both summer water sports and winter recreation.

Investment Value & Market Fundamentals

Current market data shows 137 waterfront homes available on Coeur d'Alene with a median listing price of \$645,000, while properties typically sell within 36 days. Waterfront properties in the Coeur d'Alene market have experienced consistent double-digit appreciation annually, with luxury waterfront homes commanding prices above \$1.5 million and waterfront lots becoming increasingly scarce. This property's unique dual-development approval and premium Rockford Bay location position it among the most valuable waterfront opportunities currently available.

The broader North Idaho market continues attracting affluent buyers seeking recreational properties, permanent relocations, and investment opportunities. Recent market trends show Coeur d'Alene home prices increased 2.7% year-over-year, with strong buyer demand maintaining competitive conditions. Waterfront development sites with approved building potential represent particularly secure investments given finite lake frontage and increasing development restrictions.

Seize This Rare Waterfront Legacy Opportunity

Properties offering this combination of immediate development readiness, flexible use approvals, and prime Rockford Bay positioning rarely become available. With water and sewer infrastructure requiring installation, buyers have complete control over utility placement and home positioning to maximize lake views and privacy. The established building pad and septic approvals eliminate typical waterfront development hurdles, allowing focus on creating your ideal lakefront retreat. Contact us today to explore this exceptional waterfront development opportunity and begin planning your Lake Coeur d'Alene legacy property in one of Idaho's most prestigious recreational destinations.

Main Info

- Street Address : NKA S. Watson Rd.
- Lot Size Acres : 3.00 Acres
- Postal / Zip Code : 83814
- Dwelling : No
- State / Province : Idaho
- (Assessor) Parcel Number : 48N04W180900
- County : Kootenai
- Closest City : Coeur d Alene

Taxes

Tax Year : 2023

Estimated Taxes per year are \$671.00

Broker Info



Kelsie Wetherell

Clearwater Properties of Idaho

(P:) 208-762-0990

(M:) 208-755-1554

Kelsie@ClearwaterProperties.com

clearwaterproperties.com

Kelsie is the Managing Broker for Clearwater Properties of Idaho, Inc., bringing over 20 years of real estate experience to her role. With a background that includes selling properties in Napa Valley and now throughout northern Idaho, Kelsie has developed a diverse knowledge of residential, recreational, and rural land markets, giving her clients a unique advantage when buying or selling property. Kelsie specializes in land and rural properties, leveraging her expertise to guide clients through the complexities of acreage, recreational, and investment land transactions. She is committed to building trusting relationships, offering clients honest, straightforward advice every step of the way. Outside of real estate, Kelsie enjoys trap shooting, golfing, and skiing, embracing the outdoor lifestyle that Idaho has to offer. Her passion for helping people fulfill their dreams combined with her extensive land and property knowledge makes her a trusted partner for anyone navigating the Idaho real estate market.

© 1996 - 2018 Sports Afield Trophy Properties. All Rights Reserved Please read Sports Afield Trophy Properties Privacy Policy and Legal Notices.

All real estate advertised herein is subject to the Federal Fair Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."