



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

**\$385,000**

### **Stellar Mountain Views Await on this Ready-to-Build Paradise Valley Parcel**

Spectacular panoramic views of the Cabinet, Purcell, and Selkirk mountain ranges create a breathtaking backdrop for this exceptional 7.22-acre building site in Paradise Valley. This partly level and cleared, partly treed and sloping property features a natural building site with all infrastructure work completed, eliminating the typical challenges of rural development and positioning buyers for immediate construction.

### **Prime Development-Ready Acreage with Premium Infrastructure**

This thoughtfully planned parcel combines the best of both worlds: two naturally flat and open acres adjacent to the road provide multiple prime building sites, while the remaining acreage slopes gently upward through mature trees, offering privacy and natural beauty. The property benefits from a well-graveled county-maintained road that ends in a cul-de-sac just past the driveway, ensuring no through traffic while maintaining excellent accessibility year-round.

All essential utilities await at the property line: natural gas, City of Bonners Ferry electric service, telephone, and high-speed internet availability with direct cell service sightline to Black Mountain towers. Cabinet Mountain Water District membership and hookup are included—a significant advantage in this area where water rights can be challenging to obtain. Previous septic approval simplifies the permitting process, requiring only re-application.

### **Gateway to North Idaho's Premier Recreation Paradise**

Bonnors Ferry serves as Idaho's international gateway nestled in the heart of the Kootenai River Valley, surrounded by three mountain ranges that provide year-round outdoor recreation just minutes from your future doorstep. Hiking, hunting, skiing, snowmobiling, and endless backcountry trails beckon from every direction, with dozens of alpine lakes and streams dotting the Selkirk Crest.

The renowned Kootenai National Wildlife Refuge spans 2,774 acres just five miles west, offering world-class wildlife viewing and photography opportunities. The refuge hosts over 220 species including deer, elk, moose, bear, and countless bird species, with four main trails through uplands, wetlands, and forest areas perfect for year-round recreation. Idaho Panhandle National Forests provide exceptional hunting opportunities for elk, deer, moose, bear, and mountain lions, plus varied upland game and waterfowl. World-class fishing includes blue-ribbon trout streams and numerous mountain



lakes stocked with brook and rainbow trout. Winter enthusiasts enjoy thousands of acres for cross-country skiing and snowmobiling with groomed routes.

### **Strategic Location with Small-Town Lifestyle Benefits**

Paradise Valley's location offers the perfect balance of rural privacy and convenient amenities. Downtown Bonners Ferry features charming historic buildings, local breweries, unique shops, and the highly-regarded Kootenai River Brewing Company, known for locally-sourced ingredients and fresh Alaskan salmon flown in daily.

Recent recognition as "Idaho's Most Friendly Town" reflects the genuine community spirit that makes this area special for both full-time residents and vacation property owners. The international border crossing at Porthill provides easy access to British Columbia's recreational opportunities, while Sandpoint's amenities lie just 45 minutes south.

### **Exceptional Investment Value in North Idaho's Growth Market**

This turn-key development opportunity represents significant value in North Idaho's appreciating real estate market. Boundary County land averages \$578,338 per listing with 36-acre average lot sizes, positioning this 7.22-acre parcel with premium infrastructure as an exceptional value proposition. The combination of completed utilities, approved septic, water district membership, and prime location eliminates typical development costs and delays that can exceed \$50,000-\$75,000 on similar raw acreage.

Whether planning a primary residence, vacation retreat, or legacy family property, this ready-to-build Paradise Valley parcel offers immediate construction capability in one of North Idaho's most desirable locations. Contact Clearwater Properties today to secure this rare opportunity where stunning mountain views, recreational paradise, and development-ready infrastructure converge in Idaho's friendliest community.

### **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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