



Fernan Hill Drive, Kootenai County, Idaho, 0.53 Acres

\$249,000

- House

Breathtaking dual lake views await on this premier 0.53-acre building site positioned on prestigious Fernan Hill Drive, offering commanding southeasterly vistas of both Coeur d'Alene Lake and intimate Fernan Lake. This exceptional hillside parcel represents the best value for lake view property in coveted Kootenai County, perfectly positioned for your custom hillside residence with expansive panoramic water views that few properties can match.

This prime residential lot delivers immediate development readiness with all essential city utilities available at the street, including municipal water, sewer, and reliable power service along an established all-weather road system. The thoughtfully positioned building envelope maximizes the spectacular dual-lake outlook while providing natural privacy through mature timber and strategic elevation changes. The southeast-facing orientation ensures optimal natural lighting throughout the day while capturing the famous North Idaho sunrises over the shimmering lake surfaces.

Located in the prestigious Fernan Hill neighborhood, this property sits just 10 minutes from downtown Coeur d'Alene's vibrant resort district and cultural amenities, while maintaining the peaceful seclusion of elevated country living. Spokane-Coeur d'Alene International Airport lies 45 minutes northeast, providing convenient access for seasonal residents. The location offers immediate proximity to Fernan Lake State Park's recreational opportunities and connects directly to the extensive North Idaho trail system for year-round outdoor pursuits.

Recreational opportunities abound with direct access to world-class fishing on both visible lakes, premier boating on 25-mile-long Lake Coeur d'Alene, and seasonal activities including swimming, water skiing, and winter ice fishing. The nearby Coeur d'Alene Resort Golf Course provides championship golf with lake views, while Schweitzer Mountain Resort offers world-class skiing just 45 minutes north. Tubbs Hill Nature Park and the North Idaho Centennial Trail system provide immediate hiking and cycling access, with wildlife viewing opportunities including deer, elk, and diverse bird species native to the Idaho Panhandle.

This strategic investment captures the rapidly appreciating North Idaho market, where Kootenai County leads the state in land value appreciation with a median price per acre of \$59,780. The Fernan Hill area commands premium

valuations due to limited inventory of view lots, with luxury properties in this district reaching median prices of \$3 million. Property taxes remain competitive at 0.47%, significantly lower than neighboring Washington state, while Idaho's favorable tax structure enhances long-term ownership value and potential rental income from vacation properties.

Secure this rare opportunity to build your dream home in one of North Idaho's most desirable residential areas. With utilities in place, established road access, and unobstructed lake views, this property offers immediate construction readiness for discerning buyers seeking the perfect blend of natural beauty, recreational access, and investment appreciation potential in the heart of the Idaho Panhandle's premier lake district.

Main Info

- Street Address : NNA Fernan Hill Dr
- Lot Size Acres : 0.53 Acres
- Postal / Zip Code : 83814
- Dwelling : No
- State / Province : Idaho
- (Assessor) Parcel Number : 130309
- County : Kootenai
- Closest City : Coeur d Alene

Broker Info



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Brad Little is a licensed REALTOR® serving the military, law enforcement, and first responder marketplace seeking real estate in Northern Idaho. Brad graduated from the US Naval Academy and has had the opportunity to live all over the world and serve the United States. Now a retired Naval Officer and full-time resident of Coeur d'Alene, Brad is looking to help other retired servicemen and women live the Idaho dream.

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