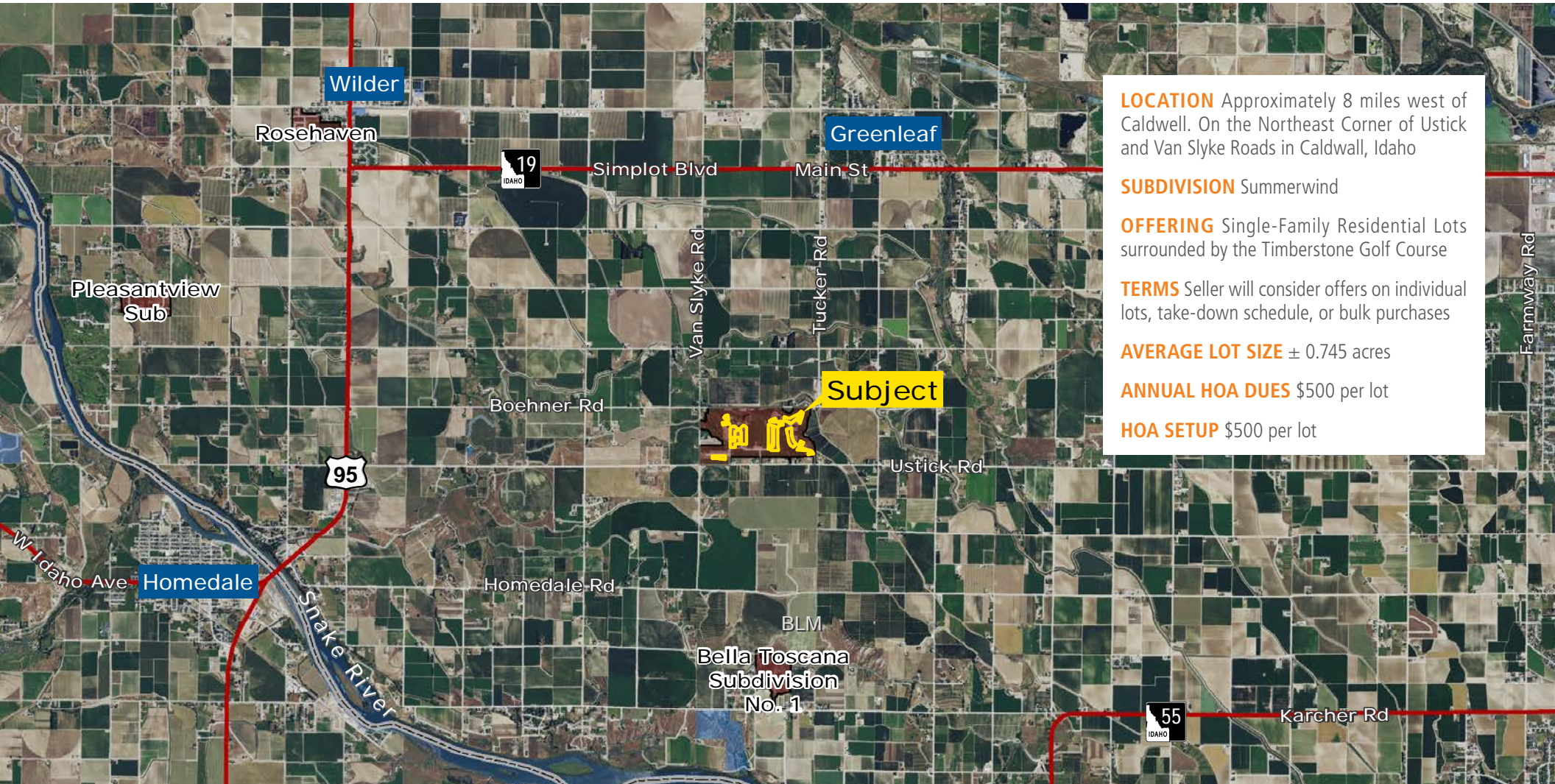


TIMBERSTONE GOLF COURSE

EXCLUSIVE LISTING | NEC USTICK ROAD & VAN SLYKE ROAD | CALDWELL, IDAHO



LOCATION Approximately 8 miles west of Caldwell. On the Northeast Corner of Ustick and Van Slyke Roads in Caldwell, Idaho

SUBDIVISION Summerwind

OFFERING Single-Family Residential Lots surrounded by the Timberstone Golf Course

TERMS Seller will consider offers on individual lots, take-down schedule, or bulk purchases

AVERAGE LOT SIZE ± 0.745 acres

ANNUAL HOA DUES \$500 per lot

HOA SETUP \$500 per lot

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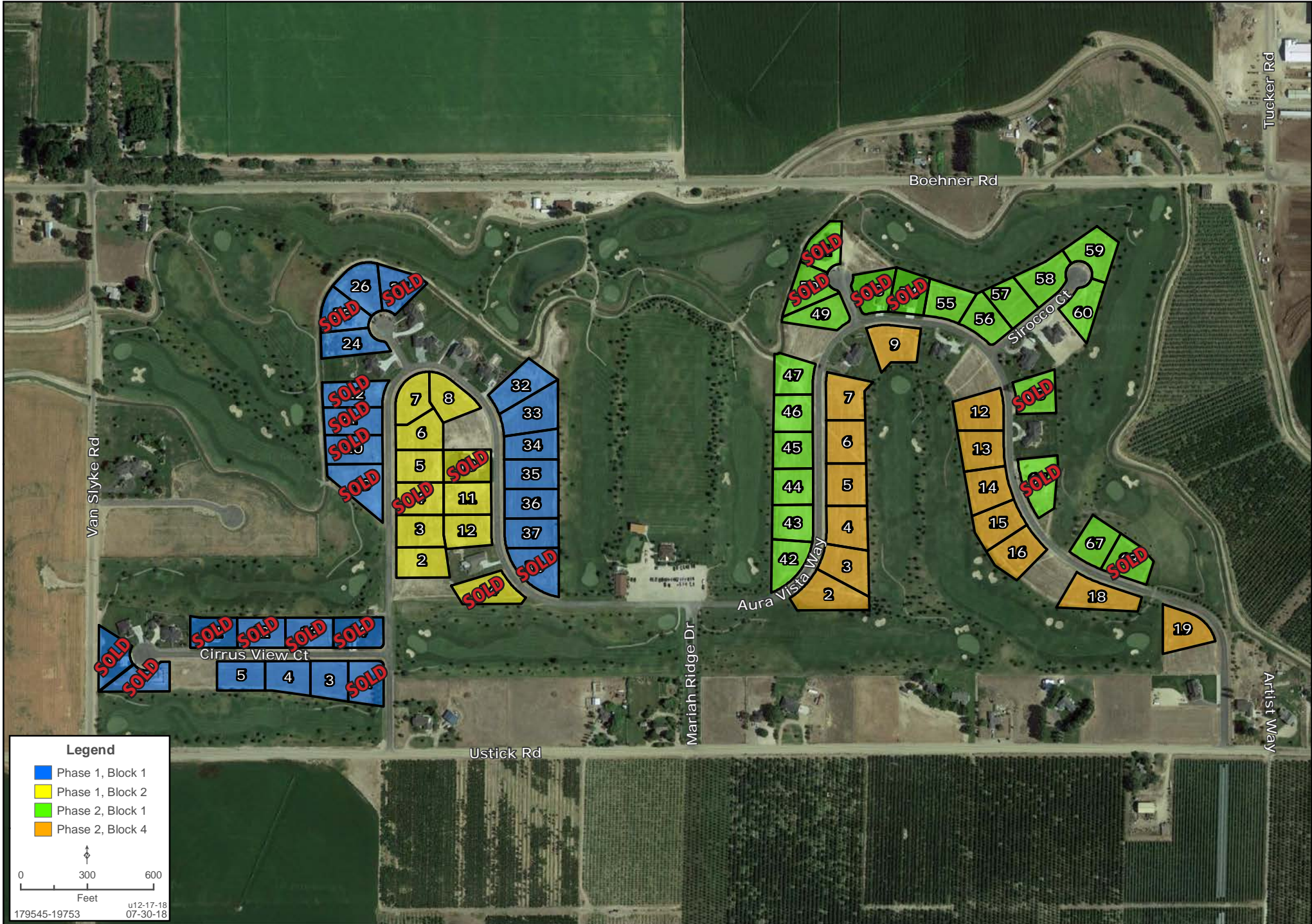
3597 E Monarch Sky Lane, Suite F-240, Meridian, ID 83646 ph. 208.866.3579 | www.landadvisors.com

The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal. IDCanyon179545-12.17.18



DETAIL LOT MAP

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TIMBERSTONE GOLF COURSE

LOT DATA & PRICING

Phase 1 Block 1						
Lot #	Asking Price	Status	Site Address	Parcel	Est. Property Taxes	± Acres
2	SOLD	SOLD	22901 CIRRUS VIEW CT	R3654410100	\$524.38	0.715
3	\$63,365	Active	22905 CIRRUS VIEW CT	R3654410200	\$517.74	0.668
4	\$63,365	Active	22909 CIRRUS VIEW CT	R3654410300	\$517.74	0.668
5	\$60,030	Active	22911 CIRRUS VIEW CT	R3654410400	\$517.74	0.667
7	SOLD	SOLD	22919 CIRRUS VIEW CT	R3654410600	\$511.10	0.643
8	SOLD	SOLD	22924 CIRRUS VIEW CT	R3654410700	\$538.39	0.659
11	SOLD	SOLD	22912 CIRRUS VIEW CT	R3654411000	\$359.54	0.676
12	SOLD	SOLD	22908 CIRRUS VIEW CT	R3654411100	\$719.08	0.687
13	SOLD	SOLD	22904 CIRRUS VIEW CT	R3654411200	\$719.08	0.681
14	SOLD	SOLD	22900 CIRRUS VIEW CT	R3654411300	\$728.38	0.712
19	SOLD	SOLD	22869 AURA VISTA WAY	R3654411400	\$774.40	0.925
20	SOLD	SOLD	22865 AURA VISTA WAY	R3654411500	\$746.81	0.776
21	SOLD	SOLD	22859 AURA VISTA WAY	R3654411600	\$746.81	0.76
22	SOLD	SOLD	22855 AURA VISTA WAY	R3654411700	\$746.81	0.749
24	\$78,200	Active	22751 ZEPHYR CT	R3654411900	\$719.08	0.7
25	SOLD	SOLD	22749 ZEPHYR CT	R3654412000	\$728.38	0.706
26	\$80,000	Active	22745 ZEPHYR CT	R3654412100	\$746.81	0.768
27	SOLD	SOLD	22740 ZEPHYR CT	R3654412200	\$719.08	0.686
32	\$85,100	Active	22714 AURA VISTA WAY	R3654412700	\$746.81	0.8
33	\$89,700	Active	22636 AURA VISTA WAY	R3654412800	\$774.40	0.956
34	\$80,500	Active	22624 AURA VISTA WAY	R3654412900	\$719.08	0.688
35	\$80,500	Active	22618 AURA VISTA WAY	R3654413000	\$746.81	0.75
36	\$80,500	Active	22612 AURA VISTA WAY	R3654413100	\$746.81	0.749
37	\$80,500	Active	22608 AURA VISTA WAY	R3654413200	\$746.81	0.745
38	SOLD	SOLD	22604 AURA VISTA WAY	R3654413300	\$755.96	0.842

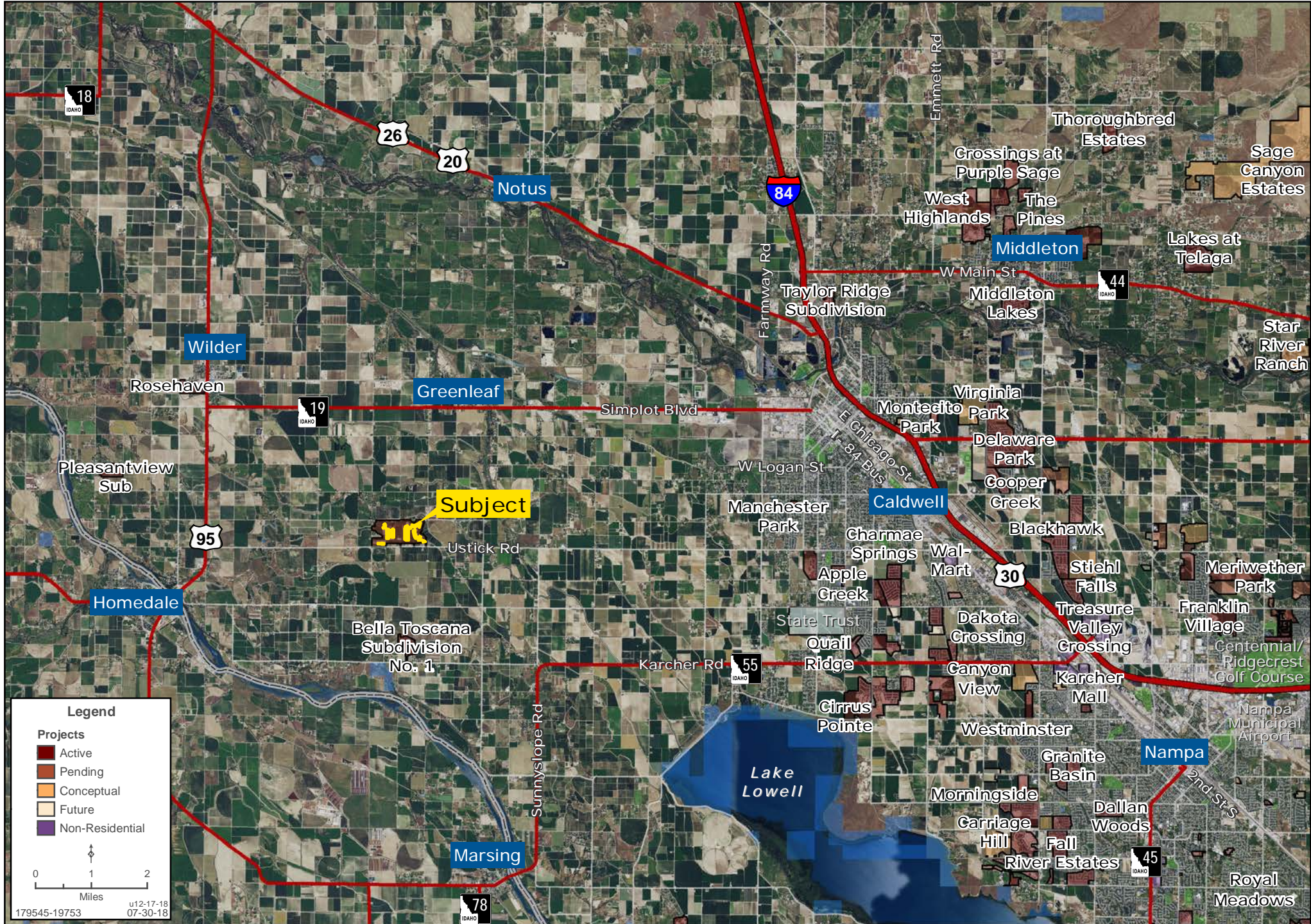
Phase 1 Block 2						
Lot #	Asking Price	Status	Site Address	Parcel	Est. Property Taxes	± Acres
2	\$70,610	Active	22882 AURA VISTA WAY	R3654413500	\$728.38	0.733
3	\$70,610	Active	22876 AURA VISTA WAY	R3654413600	\$728.38	0.726
4	SOLD	SOLD	22872 AURA VISTA WAY	R3654413700	\$611.85	0.726
5	\$70,610	Active	22868 AURA VISTA WAY	R3654413800	\$611.85	0.725
6	\$76,475	Active	22864 AURA VISTA WAY	R3654413900	\$611.85	0.707
7	\$71,300	Active	22860 AURA VISTA WAY	R3654414000	\$604.03	0.671
8	\$69,000	Active	22725 AURA VISTA WAY	R3654414100	\$582.64	0.71
10	SOLD	SOLD	22619 AURA VISTA WAY	R3654414300	\$582.64	0.725
11	\$68,425	Active	22615 AURA VISTA WAY	R3654414400	\$582.64	0.726
12	\$69,000	Active	22609 AURA VISTA WAY	R3654414500	\$582.64	0.715
14	SOLD	SOLD	22601 AURA VISTA WAY	R3654414700	\$746.81	0.766

Phase 2 Block 1						
Lot #	Asking Price	Status	Site Address	Parcel	Est. Property Taxes	± Acres
42	\$79,753	Active	22489 AURA VISTA WAY	R3654414900	\$719.08	0.687
43	\$79,753	Active	22485 AURA VISTA WAY	R3654415000	\$719.08	0.688
44	\$79,753	Active	22479 AURA VISTA WAY	R3654415100	\$719.08	0.687
45	\$79,753	Active	22475 AURA VISTA WAY	R3654415200	\$719.08	0.687
46	\$79,753	Active	22469 AURA VISTA WAY	R3654415300	\$719.08	0.688
47	\$79,753	Active	22465 AURA VISTA WAY	R3654415400	\$719.08	0.683
49	\$79,753	Active	22385 MISTRAL CT	R3654415600	\$709.94	0.668
50	SOLD	SOLD	22379 MISTRAL CT	R3654415700	\$719.08	0.707
51	SOLD	SOLD	22375 MISTRAL CT	R3654415800	\$719.08	0.667
53	SOLD	SOLD	22362 MISTRAL CT	R3654416000	\$545.77	0.713
54	SOLD	SOLD	22358 AURA VISTA WAY	R3654416100	\$719.08	0.68
55	\$84,525	Active	22352 AURA VISTA WAY	R3654416200	\$719.08	0.697
56	\$80,500	Active	22348 AURA VISTA WAY	R3654416300	\$719.08	0.688
57	\$82,800	Active	22344 SIROCCO CT	R3654416400	\$719.08	0.688
58	\$94,300	Active	22338 SIROCCO CT	R3654416500	\$746.81	0.782
59	\$97,750	Active	22334 SIROCCO CT	R3654416600	\$755.96	0.787
60	\$94,300	Active	22328 SIROCCO CT	R3654416700	\$709.94	0.688
63	SOLD	SOLD	22230 AURA VISTA WAY	R3654417000	\$728.38	0.717
65	SOLD	SOLD	22220 AURA VISTA WAY	R3654417200	\$755.96	0.84
67	\$84,905	Active	22206 AURA VISTA WAY	R3654417300	\$719.08	0.701
68	SOLD	SOLD	22200 AURA VISTA WAY	R3654417400	\$728.38	0.714

Phase 2 Block 4						
Lot #	Asking Price	Status	Site Address	Parcel	Est. Property Taxes	± Acres
2	\$97,750	Active	22492 AURA VISTA WAY	R3654417500	\$774.40	0.965
3	\$90,850	Active	22488 AURA VISTA WAY	R3654417600	\$755.96	0.811
4	\$90,850	Active	22484 AURA VISTA WAY	R3654417700	\$746.81	0.803
5	\$90,850	Active	22476 AURA VISTA WAY	R3654417800	\$746.81	0.804
6	\$90,850	Active	22470 AURA VISTA WAY	R3654417900	\$746.81	0.805
7	\$93,725	Active	22462 AURA VISTA WAY	R3654418000	\$755.96	0.829
9	\$93,725	Active	22359 AURA VISTA WAY	R3654418200	\$755.96	0.827
12	\$93,748	Active	22235 AURA VISTA WAY	R3654418500	\$755.96	0.826
13	\$90,850	Active	22229 AURA VISTA WAY	R3654418600	\$746.81	0.784
14	\$90,850	Active	22225 AURA VISTA WAY	R3654418700	\$746.81	0.79
15	\$90,850	Active	22215 AURA VISTA WAY	R3654418800	\$746.81	0.76
16	\$93,840	Active	22209 AURA VISTA WAY	R3654418900	\$755.96	0.815
18	\$97,175	Active	22201 AURA VISTA WAY	R3654419100	\$765.25	0.908
19	\$96,715	Active	22109 AURA VISTA WAY	R3654419200	\$746.81	0.793

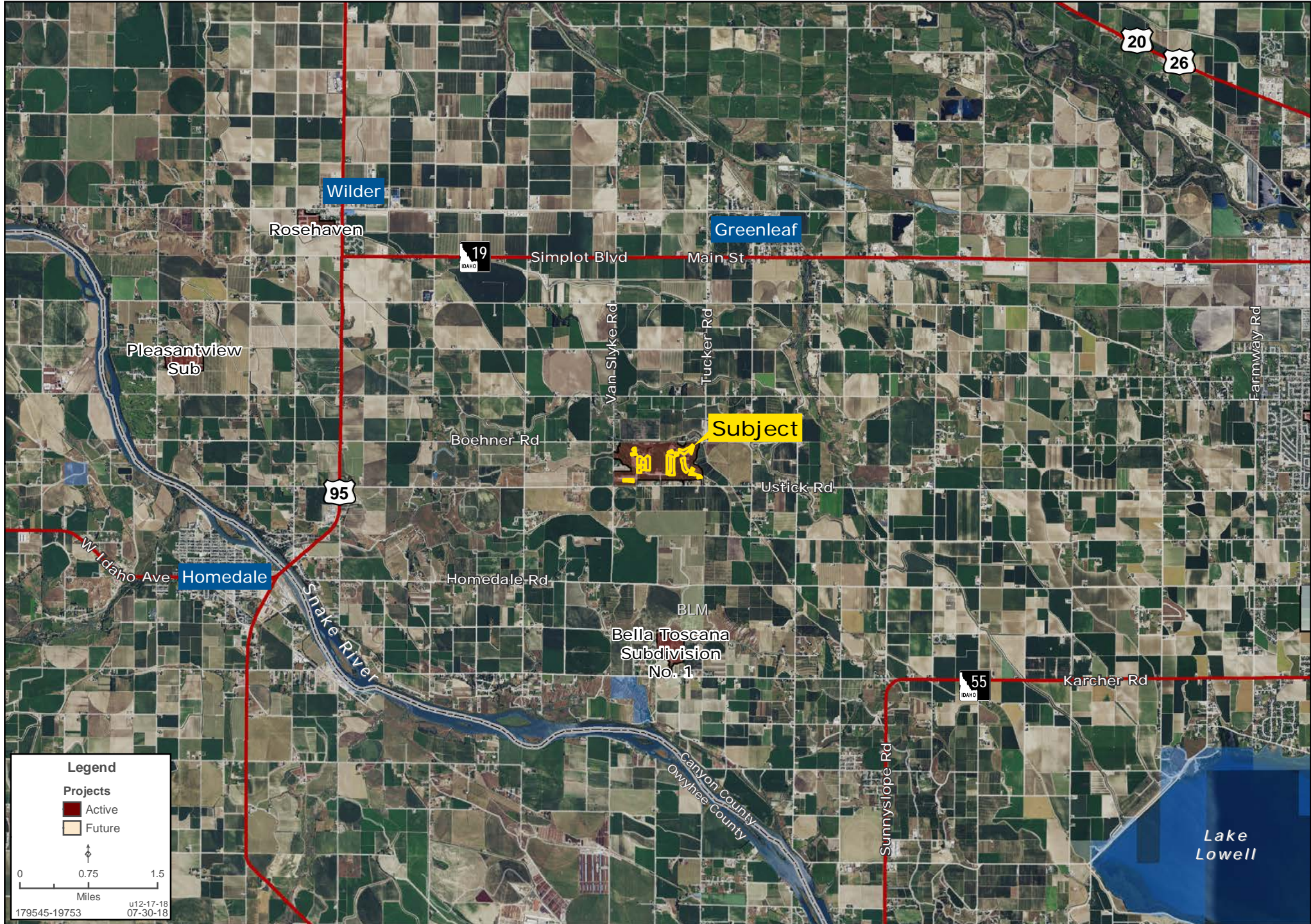
REGIONAL MAP

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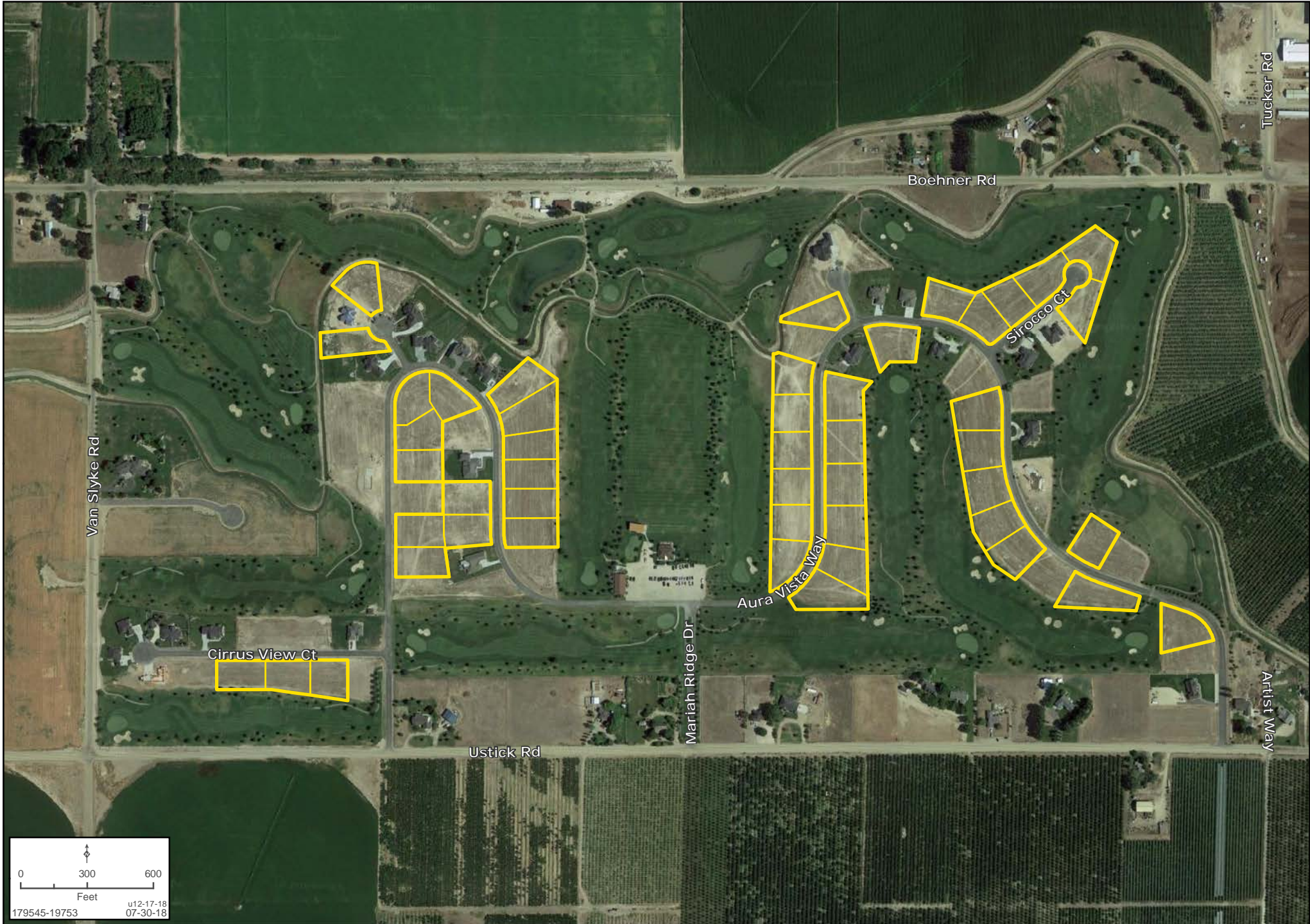
SURROUNDING DEVELOPMENT MAP

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PROPERTY DETAIL MAP

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