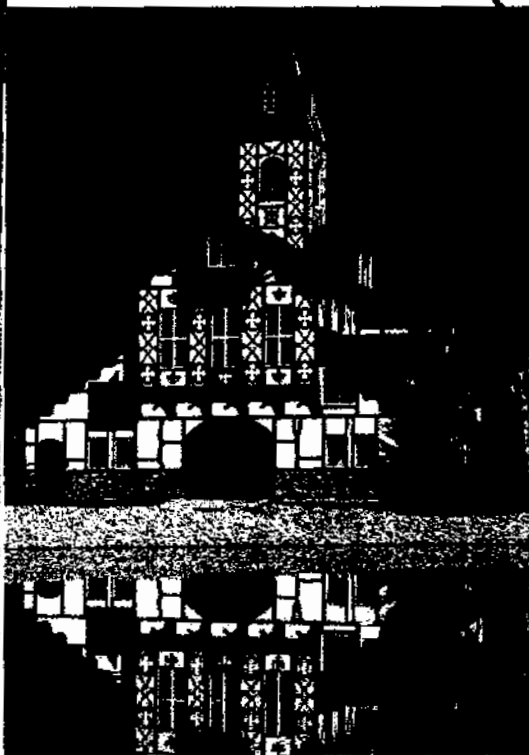


Blue Creek: A Premier Retreat Homestead

Montana ♦ Sanders County ♦ Hevon

National Blue Creek Retreat is a premier 160-acre homestead surrounded by forest in one of the most beautiful areas of Montana. Nestled in a valley filled with springs, ponds, meadows and woodlands, this property offers you the opportunity to catch trout from your front or back porch while watching elk, moose and deer roam the yard. If you desire 100% privacy without being hours away from civilization, this piece of paradise is for you. Access is a year-round county road ending at the ranch. Snowcapped mountains look down on the retreat in winter for a definite Switzerland feel. Yet, the property is only 45 miles (all highway) to the airport in Sandpoint Idaho, (recently rated as one of the top 10 small towns in the Western U.S.) and Schweitzer Mountain Resort with world-class skiing. It is only 30 miles to enjoy 18 holes on a Jack Nicklaus Signature Golf Course, "The Idaho Club;" a premier private golf club with a beautiful clubhouse, marina, resort-style pool and tennis courts. You can enjoy world-class boating and fishing on Lake Pend Oreille only 15 miles away or the Clark Fork Reservoir at the end of the road. Beautiful Blue Creek flows through the length of the property, and there are more than 30 springs and ponds. Enjoy the many amenities spread out among the three homes, horse barn, stables and greenhouse, plus six outbuildings. These breathtaking, architecturally unique buildings have been featured in magazines. \$6,500,000



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SITE DATA

WATER, SEPTIC POWER: Has Power, 3 Wells/3 Pressure Systems/4 Septic Systems
Has a chlorinator and fluoridation system also.

SITE SIZE: 160 Acres

ZONING: None

EASEMENTS: No adverse easements in evidence.

ENCROACHMENTS: Please see the Addendum at the end of this report.

TOPOGRAPHY: Flat to Steep, see Topo Map. Is nice and level around the improvements.

VIEW: Good Views of Mountains, Trees, Creek, Ponds.

THE IMPROVEMENTS

CHALET/MAIN BUILDING - Built in 1989, is frame construction, & has a Swiss Alps design. It has about 3,209 sq. ft., is wood & stucco, has a metal roof, rock & mortar lower walls, and sets on a concrete slab. Gutters & downspouts are used where needed. The concrete is heated so there is in-floor heating. Other heat sources include oil, propane, and wood. Windows are mostly vinyl, double pane, with muntin grids between the glass. There are a couple of aluminum frame windows on the second floor. Two air conditioners are used for this structure. On the main floor is a kitchen/dining room, family room with kitchenette, a reading room with propane fireplace, and a theater room. A small mechanical room in one corner of the family room houses the main unit for the air conditioners. The exterior part of the air conditioners & an oil tank set on a covered concrete pad that measures about 62.5 sq. ft. From the theater room is an enclosed porch with about 291.6 sq. ft., is glassed in on the upper half of the walls allowing a great view of the rear pond & surrounding mountains. There is a hot tub on this porch. From this porch is a covered back deck with about 115 sq. ft.

Most of the main floor flooring is tile with carpet in the reading room. Other flooring in the chalet is carpet, wood, and polished granite. The tiles in the kitchen/dining room appear to be terracotta with European stenciled designs on some of them. The front door to the family room appears to be imported, has a rounded - pointed top, is curved to the outside, is solid wood with metal, and appears like it could have come from a castle.

The interior stairs to the second floor is access to four of the six bedrooms. All bedrooms are beautifully decorated, and each has its own bathroom. Two of these rooms have jetted, corner tubs, and propane-fired, fireplaces. Two of the bedrooms are accessed from outside via covered stairs. The fifth bedroom is on the second floor over the outer garage with the sixth room above the fifth. From the sixth bedroom bathroom are sliding glass doors that open onto an open deck that is covered for the deck of bedroom five. The front dormer of the sixth bedroom has a ceramic tile window seat. The views from every room are great.

Attached to one corner of the reading room is a mechanical room plus with about 250.2 sq. ft. and two outside entries. Across from this area & attached to the back of the outer garage is a bathroom with 43.7 sq. ft., tile floor, open shower, sink, and toilet.

Under four of the bedrooms are two built-in garages with about 798 sq. ft., that have in-floor radiant heat, are insulated & sheathed, and are accessed from the outside. The outer garage is used mostly for storage while the inner garage has a laundry/mechanical room at the back that houses several well holding tanks and a commercial washer & dryer. Each insulated overhead door is electric.

HOME - Built in 1991, was remodeled in 1998, is frame construction, sets on a concrete foundation and some may be on a concrete slab. This has a metal roof and wood lap siding. Heating is in-floor radiant, electric in-floor furnace, and wood. Windows are vinyl & wood frame, double pane. There are some gutters. There is approximately 1,500 sq. ft. of living space. There are two skylights in the home. Rooms consist of a kitchen, dining room, living room, laundry/mud area, two bedrooms, and two bathrooms. One bedroom is being used as an office. In the master bedroom there is a shower set up at each end of the tub/shower, and sliding glass doors.

The cook stove, modeled after the Majestic wood stove from days gone by, is propane-fired. The stove & refrigerator/freezer are a matching set & look to be imported. A covered deck with about 240 sq. ft. is used for the front entry. There is a covered, concrete patio with about 175 sq. ft. that houses a hot tub. There is a partially covered porch used for the back entry that connects the patio & back

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deck. The covered back deck has about 398 sq. ft., and is used as an entry into the living room. It is partially enclosed & is used for wood storage.

MANUFACTURED HOME/CARPORT - County records show that it was maybe built in 1985, it was remodeled in 2000, has about 1,260 sq. ft., has a metal roof, and T1-11 siding. We were unable to get under it, but it appears to be on railroad ties. There was no entry into this dwelling, so the interior condition is unknown. It should be noted that the exterior appears in good condition, which is the case for most of the improvements here. Per data obtained by us, it has three bedrooms, two bathrooms, a kitchen, living room, dining area, and laundry area. It did appear to have a wood burning facility inside and county records show that it has a central forced-air furnace. There is a covered, front porch with about 84 sq. ft. that is attached to a 453 Sq. Ft. carport.

SHOP/GARAGE - There is about 5,992 Sq. Ft on the main floor. There is a recreational area on the upper level that is partially finished & contains a pool table. Also, to the back of this area is a storage room that is partially finished. These are on the opposite side of the building from the upper office. This structure appears to be steel beam construction, has steel siding & roofing, and sets on a heated concrete slab. There are five overhead electric doors, three in front & two in back. There is a 630 sq. ft. open-front storage area attached to the rear of the building. Over the shop end of the building and to the front is a finished office with about 315 sq. ft., and to the back is another nicely finished room with about 252 sq. ft.

PICNIC AREA - There are two shelters setting on a 768 sq. ft. concrete slab. The large picnic area is the seating area & has about 260 sq. ft. & will seat several dozen people. The small picnic area has about 144 sq. ft. & is used for the cooking area. There is a four foot concrete sidewalk from this area to the house that is about 100 ft. long. There is also a concrete walkway from the picnic area towards the large greenhouse, but not all the way to it.

MACHINE SHED - This structure is of post & pole construction, has steel siding & roofing, and sets on a concrete slab. It has a total of 2,393 Sq. ft. with 825 Sq. St. enclosed with an overhead, manual door. The rest of the structure is open on the front.

SHED/LEAN-TO - Is of post & pole construction, partially sided and open on the front. It has a steel roof, some steel siding, some wood siding, and has about 1,330 Sq. Ft. Attached to one side is a lean-to with about 250 Sq. Ft. It is in fair condition & is much older than the other buildings on site, but the Courthouse Records do not give an age for this structure.

BARN - This is a very substantial structure that is still under construction, but is very close to being finished. It is done in Swiss Alps design with much gingerbread on the exterior. This appears to be a combination of heavy beams & posts, and frame construction. It is very expensive construction that is built on a heated, concrete slab. The outer wall on the bottom is poured concrete slabs with rock embedded. The main level has about 3,527+/- Sq. Ft.

The main level has four horse stalls on the left side & two on the right side at the back. These will all have sliding steel doors, two of which are installed. These stalls have water (4 hydrants) & electric and there is in-floor radiant heat in the concrete floor. In the front, right corner of this level is a finished area with a bathroom that has a shower stall & utility sink.

Square footage for the second floor is about 1,553+/- Sq. Ft. The right side has living quarters, two bedrooms, two bathrooms, and a separate restroom. In one bathroom there is a large ceramic tile shower & ceramic tile floors for this bathroom & the restroom. The left side is used for hay storage, & there are four dormers on each side of this level.

The 3rd level is a projection room with a stage area that is almost finished having 1,538+/- Sq. Ft. Flooring in this area is colored concrete bricks. Two doors from the stage area open onto the enclosed walkway that goes to the kitchen/dining room & the gazebo.

There is 233+/- Sq. Ft. on the 4th level that appears to be almost finished except for flooring, and it also appears that it might be an office or sleeping area.

MULTI-PURPOSE/GAZEBO/WALKWAY - There is an enclosed, well lighted walkway from the

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third level of the barn that partially wraps around the multi-purpose building & gazebo. The walkway has about 1,095 +/- Sq. Ft., is not completed yet, and ends at a sidewalk. The lower level is to be a multi-purpose room that has about 2,268 +/- Sq. Ft. and was just a shell at the inspection date. It is to have two commercial, four stall restrooms. The upper level is the same size, was just a shell at the inspection date, and is supposed to be a kitchen & dining room. This opens onto the gazebo area that has about 697 +/- Sq. Ft. and appeared to be almost finished.

ENCLOSED WALKWAY - This has about 760 +/- Sq. Ft. and goes to the third level of the barn. Except for windows, it was about finished. About half way, there is a mostly enclosed entry to this walkway via a flight of stairs.

GREENHOUSE - This structure has 1,328 +/- Sq. Ft. on the main level where the main greenhouse is located. It does have stone around the bottom so that it blends with the chalet & barn. This is done in Swiss Alps design with much gingerbread on the exterior. Double insulated, safety glass is used for the main part of the greenhouse with a 100 pound snow load. Roof panels open up to expell heat when needed. There is a roll-up sun screen, an automatic watering system, and a hydronic water system. Materials alone for

A circular staircase is used to access the second floor which was unfinished at the time of inspection. The third level, which is the top level here, is also unfinished & has 214 +/- Sq. Ft. In-floor heating is used in this building. Around much of the building is 1,385 +/- Sq. Ft. of concrete sidewalk.

SMALL GREENHOUSE - This has about 371 +/- Sq. Ft., has a plexiglas roof & sides, some vinyl windows, and six large raised beds in back.

FUEL STORAGE - This building has about 321 Sq. Ft., is frame construction, has a steel roof, T1-11 siding, and sets on a concrete slab. This building houses large fuel storage tanks and appears to be in average condition.

OTHER IMPROVEMENTS - It appears that there is approximately 4,500 to 6000 Sq. Ft. of concrete & concrete sidewalks on this property.