

**Maas Features**  
[3296 US-93](#)  
[Gibbonsville, ID 83463](#)  
4,570 ft Elevation

**Land:** 1.923+/- acres /house/cabin

Two residences, Cabin and Main house, 4-bay Shop, Large Barn, Shed, and Pump house.

**Cabin Highlights**

Custom Built in 1999, is 1884 sq' ft'. by contractor Bob Johnson  
2 bedroom, 2.5 bath with loft  
Open floor plan with cathedral ceiling.  
Gourmet kitchen with built-ins, Large dining room with access to outdoor covered deck.  
Laundry room with toilet  
Quality wood flooring throughout with Blue pine wood interior walls  
Covered entrance porch  
Enclosed sunroom.  
Lots of additional storage throughout the cabin  
Loft area - guest room/office/craft area and bath  
Spacious Master with separate sitting area, large bath, access to outdoor decks.  
Wood covered deck area with view of the pond;  
Excellent picture window views of beautiful pond, river and mountains.  
Insulated walls and attic.  
Quality vinyl windows.  
Metal roof.  
Wood stove and electric cadet heaters  
River runs the length of the property and runs year round  
Wired Bose speaker system  
Direct TV

**Main House Highlights**

Built 1968, is 2,040 sqft.  
2 bedroom, 1 full bath & .5 bath with loft  
Large Living, dining, large country kitchen, a full bath/laundry, a large wood stove on the main floor. The upper level features a large loft area, guest room and guest bath.  
Covered entrance porch  
Lots of additional storage throughout  
Wood covered deck with view of the river  
Metal roof.  
Handicap access.  
Forced air (propane), electric cadet heaters, wood stove

**Yard / Grounds:**

- Mature cottonwood forest along river frontage
- Pond - with bridge access and deck viewing from the 1999 cabin.
- Many mature trees, 2-apple trees, wild berries and various other perennial plants grow on the property.
- Grass lawn. Aesthetic landscaping. Manual sprinkling.

**4-bay Shop** 40'x30' w/ 40'x12' lean-to. Not insulated, no heat source

Storage upper area the length of the shop. Concrete Foundation, Metal roof, Log siding.

**Out-Buildings:** North Barn is 1696 sq ft w/384 sq ft lean-to. Not insulated or heated, has water, electric and phone

Utility/Garden Shed 10'x13' (sliding glass doors) metal roof.

**General:** Property is accessed by a county maintained road. House is at 4,570-/+ ft elevation and has never been snowbound. Wildlife abounds; deer and elk are common and bighorn sheep, antelope and predators have been spotted.

Home was appraised 2021

Septic was pumped in 2020, septic data on file, Liquid tank has green exposed lid, solid tank is located toward the main house, buried, not exposed.

Well - Depth - TBD No well log on file. New well pump installed June, 2022