



**Boat**

- 2000 Sumerset Custom House Boats 18' wide by 90' long
- Remodeled extensively in 2022
  - Bilge pumps
  - All plumbing
  - Sewer housings
  - All interior lights and some exterior
  - Flooring
  - Appliances
  - Entertainment center
  - UV water filtration system
  - Trim
  - Upholstery
  - Kitchen
  - Bedrooms
  - Fire suppression system
  - Lower unit beds replaced 2022, other two bedrooms (Master and Queen Bedroom) replaced 2021
- 4 bedroom / 2 bathroom
- Standup washer/dryer included
- 2x 5.7L Mercruiser engines, new 2018(?)
- Aft and stern thrusters
- 2x winless anchors
- Dual helm controls (Main Cabin and Topside)
- Three 17 gallon water heaters
- Two 80 gallon fresh water holding tanks w/automatic fill pumps
- Six 80 gallon grey water tanks
- Two 190 gallon unleaded fuel tanks
- 5 bulkheads
- Topside wet bar and BBQ

- Stern has 2x jet ski winches with ramps
- Generator to power boat located in stern
- HVAC system
- All furniture, linens, and appliances included in turnkey package
- Audio system around entire boat
- 2 inflatable paddle boards
- Lilly Pad pedal boat

### **Marina**

- Located in large “No Wake” zone providing security and serenity
- Gated access with individual codes to the dock
- Templins Marina charged \$15,000 in 2023 for full services and moorage (paid in full)
- Access to Lake Coeur d’Alene is a short 15 minutes away via the Spokane River
- Fuel pumps located on the dock
- Pumpout for grey water included in marina services
- Electricity provided
- Unassigned long-term parking at Templins, 15-minute parking by gate entrance for loading/unloading
- Water sports rentals (boats, jet skis, kayaks, SUP), located on property via FUN Unlimited

### **Local Attractions and Necessities**

- Templins/Red Lion Hotel and Fine Dining
- Post Falls Brewing Company
- East Side Lanes Bowling Alley
- Q’emiln Park and Public Launch
- Republic Kitchen+Taphouse
- Black Bay Park
- Falls Park
- The Whitehouse Grill
- Cabelas
- Stateline Speedway
- Roger’s Ice Cream and Burgers
- Prairie Falls Golf Course
- Super 1 Foods
- Yoke’s Fresh Market
- WalMart
- Greensferry Public Launch
- Sawmill Grill & Spirits
- Birdie’s Pie Shop
- PEAK Health and Wellness