

LAKE PEND OREILLE LIVING AT ITS FINEST



345 GOLD HILL CIRCLE

SAGLE, IDAHO 83860

# Beds	# Baths	Sq Ft	Acreage
4	3.5	5042	2.11

\$2,195,000

Property Description

Lake Pend Oreille living at its Finest. The wooded driveway reveals this pristine 4 bedroom, 3.5 bath estate with unobstructed Lake Pend Oreille and mountain views. Stunning architectural design and custom finishes throughout. Enjoy the private community waterfront with protected marina, boat slip, boat ramp, beaches and sports court. Timber frame great room with soaring 32' ceilings and impressive rock fireplace has wall of windows filling it with natural sunlight and views from every level. After a day at the lake, gather around the elegant gourmet kitchen island with granite top and room for seating. The kitchen features handcrafted walnut cabinetry, top end appliances and coffered ceiling. Relax and enjoy the lower-level game room with pool table. The sunroom with full wall of sliders that open to a stone patio creates indoor/outdoor living ease. Retire to the spa-like primary suite to relax and unwind or stargaze in the landscaped grounds with seasonal flowing creek running through 2+acres.

Approach to Home

- Sturdy timber frame construction
- Copper turret
- Custom hammered copper facia
- Elevated large granite stone walkway
- Elevated guest parking
- Lower driveway on north side provides access to shed and backyard

Entryway and Great Room

- 32' vaulted ceiling
- Stunning view of the lake and mountains
- Rock fireplace
- Travertine tile
- Central hydronic heating
- East facing great room with bright morning sunlight

Deck

- No maintenance composite deck
- Lighted posts
- Propane fitting available for outdoor grill
- Shaded in the afternoons

Kitchen

- Stunning view of the lake and mountains
- Spacious gourmet kitchen
- Cooktop oriented to enjoy the view of the lake and mountains
- Sub-zero refrigerator
- Double ovens
- New dishwasher
- Granit countertops
- Handcrafter walnut cabinetry accented with lighted, glass doors
- Three pantries
- Coffered ceiling
- Telephone line for standard landline service
- Instant hot water

Primary Bedroom

- Gorgeous view of the lake and mountains
- Light blocking window coverings
- Mini-split air-conditioning and heating unit
- Primary ensuite bathroom
- Double headed shower is also a steam room
- Jetted tub
- Separate room with toilet and bidet

Guest Bedrooms

- Beautiful view of lake and/or mountains
- Ensuite bathroom with shower
- Walk-in closets
- Mini-split air-conditioning and heating unit

Loft

- Large great room windows
- Views of lake and mountains
- Brazilian cherry hardwood flooring

Family Room

- Beautiful view of lake and mountains
- High ceilings
- Stone fireplace
- Covered patio
- Large windows
- French doors

Sunroom

- Beautiful view of the lake and mountains
- Wall of large sliding glass doors
- Thermostat controlled pellet stove
- Double doors between family room and sun room allow for separation of spaces, if desired

Additional Bathrooms

- Shower and tub on the lower floor
- Eclectic sink and pedestal in upstairs powder room

Utility Room

- Generous storage with overhead racks and shelving
- Modern efficient hydronic system
- Nest Wi-Fi thermostats
- Dual hot water heater
- Central vacuum system
- Utility sink
- Water softener

Laundry Room

- Full washer and dryer
- Built-in Ironing Board
- Utility Sink

Garage

- Three car garage
- Lots of storage with shelving and overhead racks
- Separate sub-circuit breaker panel set up for backup generator

Exterior Amenities

- Polished rock near upper drive
- 14' x 18' shed with doors sized to allow side-by-side vehicles
- Additional storage
- Power with internal and external lighting
- Seasonal creek
- Stone pathway
- Road to yard waste burning area
- Hillside "bench"
- Wildlife - deer, turkeys, squirrels, eagles, hummingbirds and swallows and moose

Sourdough Point Island Community

- 4.6 acre community island
- 3500' of shoreline
- Private, protected marina, boat ramp, and boat slip in the center lagoon floating docks
- Four private beaches
- BBQ's, picnic benches, swim platforms
- Sports courts for tennis, basketball and pickleball
- Horseshoe pit
- Men's and women's flush toilets on island
- Kayak storage area
- Views of Schweitzer ski and summer resort
- Apple tree for picking
- Concerts, gatherings, weddings and community meetings

Components | Utilities

Component	Details
Gas	1000-gallon propane tank, leased
Heating	Central hydronic heating, pellet stove, electric
Lighting	LED lighting throughout interior and exterior of home Exterior lights Wi-Fi and timer controlled
Roof	50-year asphalt shingles that received conditioning treatment in 2022
Water	Sourdough Point Community water High-tech water filtration system draws water from Lake Pend Oreille itself. Six wells serve as a backup.
Home Inspection	Conducted in 2022 with no major items noted