



## **Home For Sale Offered at \$ 429,000**

Fully Furnished Deeded Secondary Waterfront Cabin with Deeded Boat Slip and Access to Beach. Located in Three Waters Subdivision

176 Three Waters Road  
Priest Lake, ID 83856

**(208) 443-6627 or (509) 844-1914**

- Approx 2,700 Sq Ft
- 1,350 Sq Ft On Tax Roll
- 3-Bed 2-Bath
- Hardwood Floors, Carpet & Tile
- Granite Counters
- Deeded Boat Slip
- Pool Table
- Office Area
- Two 1-Car Garages (25' Deep)
- Two Carports
- 2 - Asphalt Driveways
- Electric Baseboard Heat
- Air Conditioning
- 2 - Wood Stoves
- 4 - HD Satellite TVs
- Stereo System with over 200 CDs
- Emergency Generator 15 KW of Power
- Underground Lawn Sprinkling System
- Covered Wood Storage
- Covered ATV and Snowmobile Storage.



Home Sleeps 14, 1-King Bed, 3-Queen Beds, 1-Queen Sofa Bed, and 4-Single Cots



Beach Access With Raft, Boat Launch and Deeded Boat Slip



Living Room



Living Room



Living Room



Kitchen



Dining Area



Kitchen



Dining Area



Kitchen



Master Bedroom



Master Bedroom



Bedroom #1



Bedroom #1



Bedroom #2



Tree House  
Off Bedroom #2



Bathroom



Lower Level Family Room



Lower Level Wood Stove



Lower Level Office Area



Lower Level Pool Table



Lower Level Bathroom and Laundry



Upper Level Carport & Garage



Upper Level Storage Area



Lower Level Carports & Garage



Lower Carports & Wood Storage



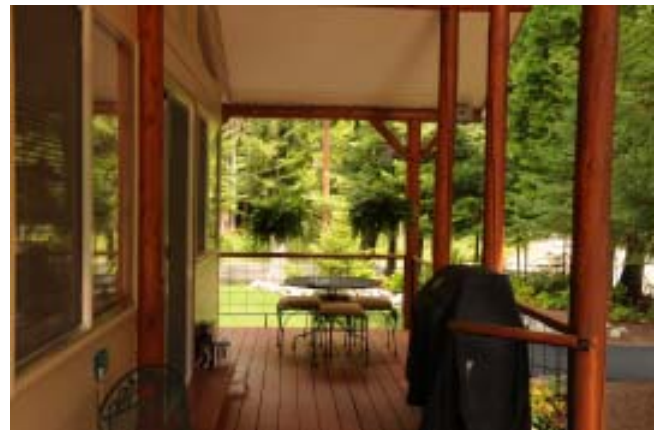
View From Lower Level Family Rm



Front Of Home



Upper Level Driveway



Covered Porch



Upper Level Driveway & Deck



Upper Level Driveway & Deck



Upper Level Yard



Street View of Upper Yard



View of Lake From Deck



Upper Driveway & Yard



Street View of Lower Level



Street View of Lower Level



Beach Area With Raft



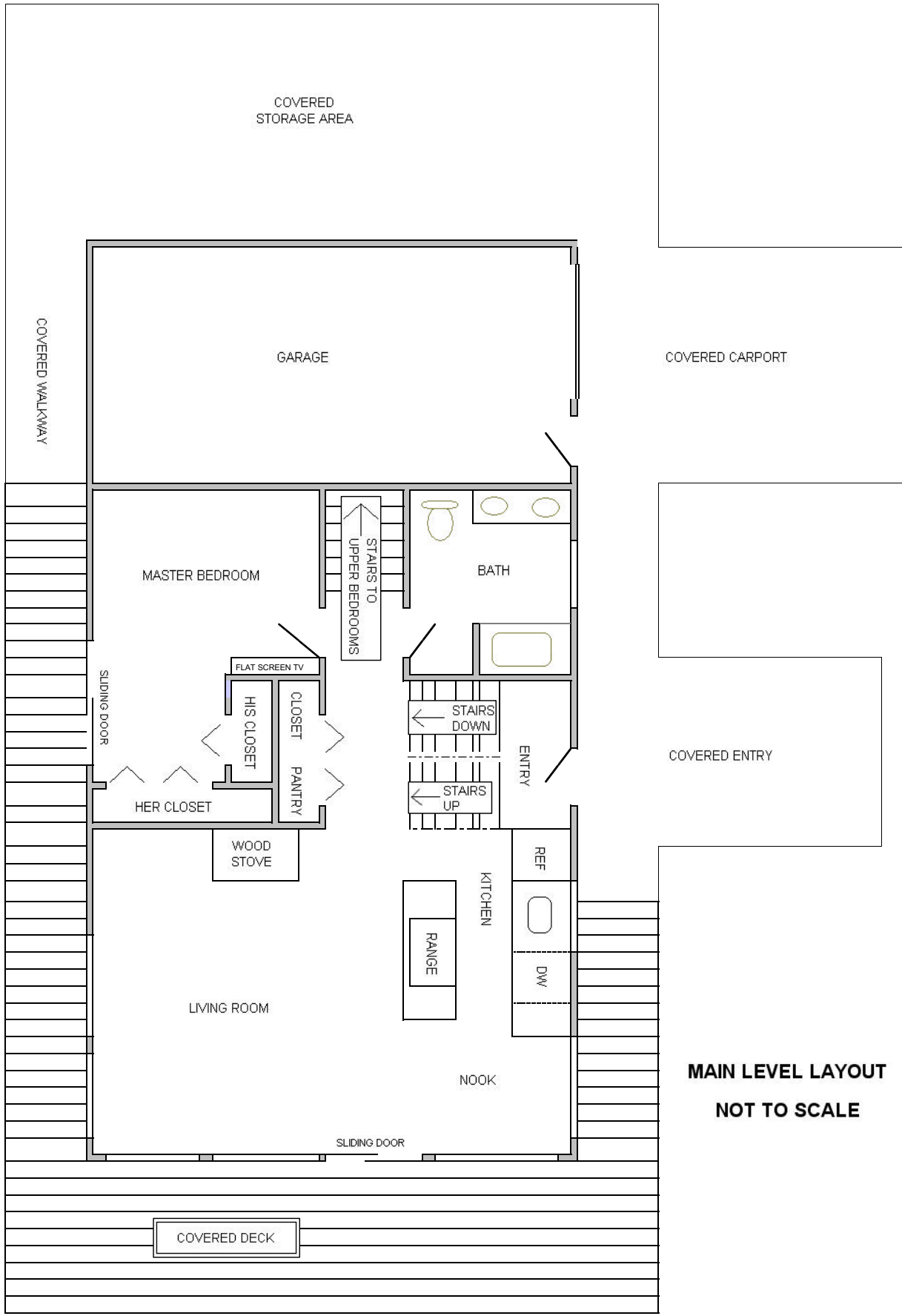
Deeded Boat Slips



Boat Launch Ramp

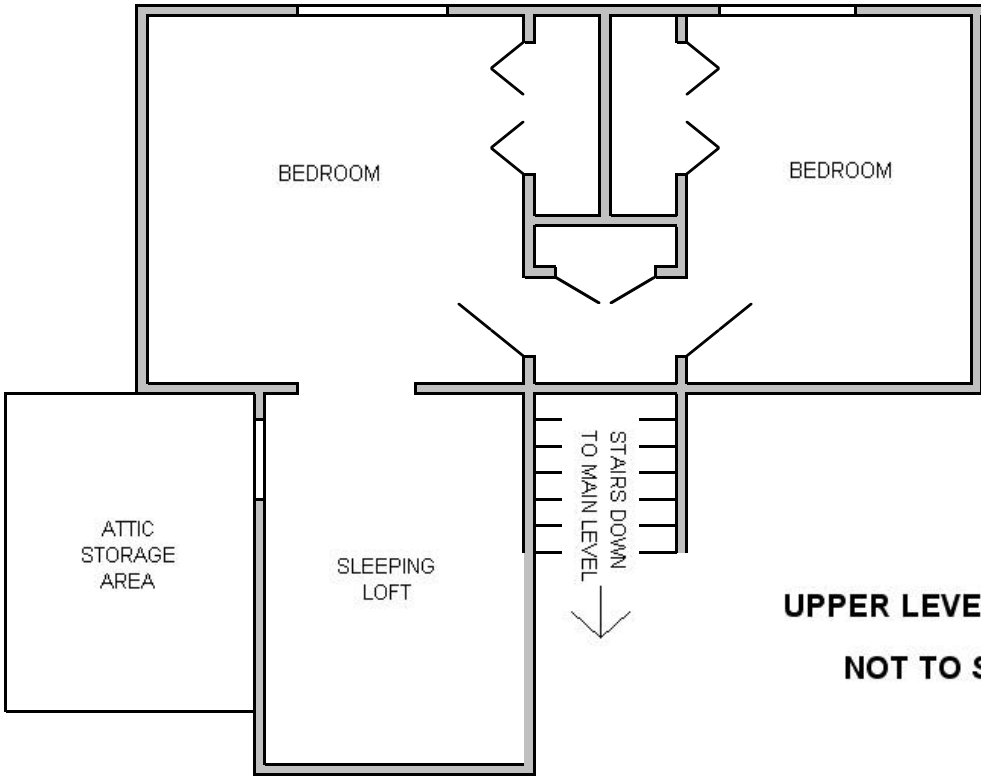


150 Feet To Beach and Slips

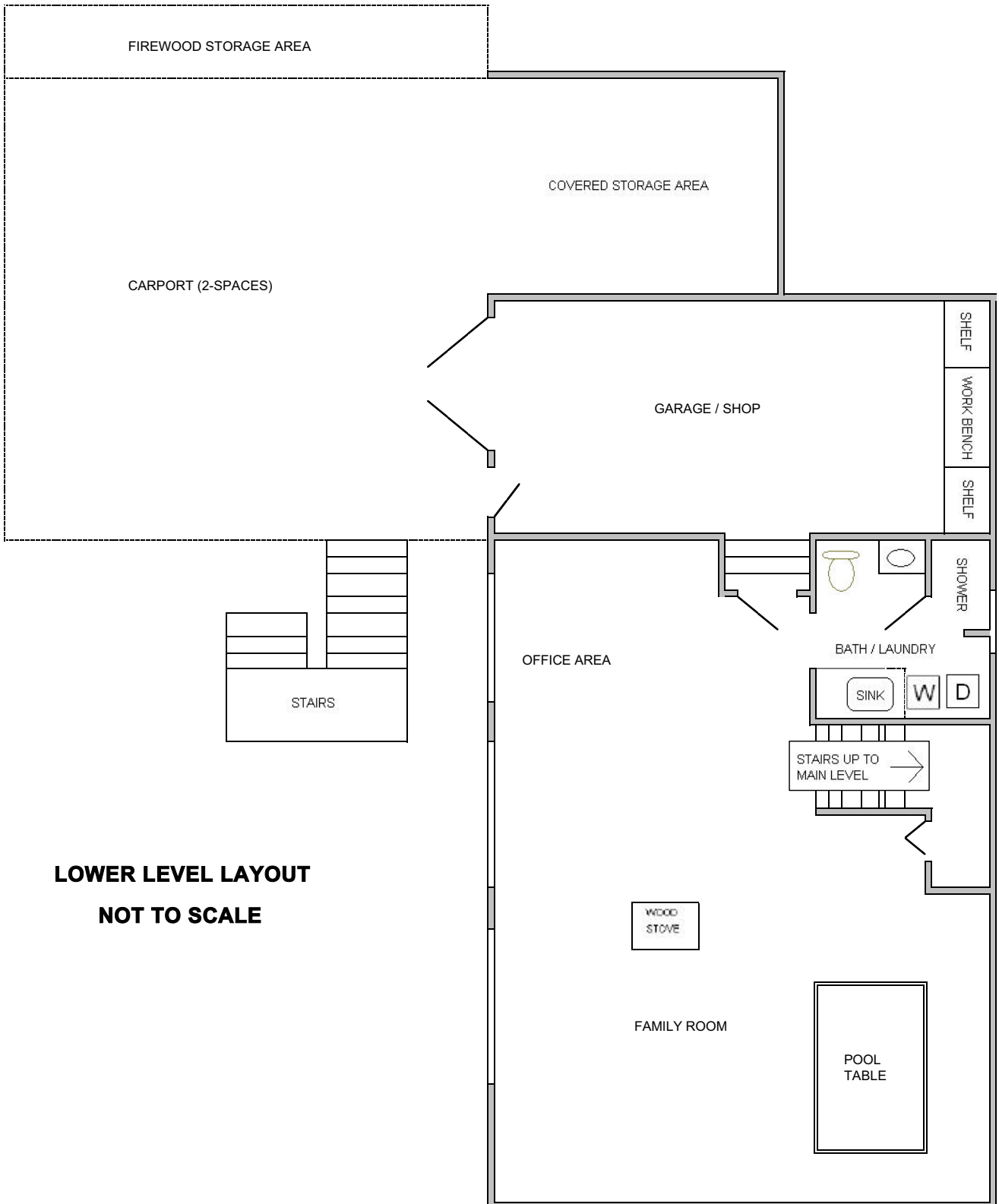


**MAIN LEVEL LAYOUT**  
**NOT TO SCALE**





**UPPER LEVEL LAYOUT**  
**NOT TO SCALE**



**LOWER LEVEL LAYOUT**  
**NOT TO SCALE**

Make Check Payable To:  
**Bonner County Tax Collector**  
 1500 Hwy. 2, Suite 304  
 Sandpoint, ID 83864  
 Telephone: (208) 265-1433

**2014 PROPERTY TAX STATEMENT AND RECEIPT**

Bill #: 21056  
 Tax Code Area: 19-0000  
 Parcel #: RP005510000190A

**1st Half Due 12/20/2014**

Tax \$ 794.64  
 Late  
 Interest  
 Costs  
 Total

**2nd Half Due 6/20/2015**

Tax \$ 794.64  
 Late  
 Interest  
 Costs  
 Total

**Full 2014 Amount Due**

Tax \$ 1,589.28  
 Late  
 Interest  
 Costs  
 Total

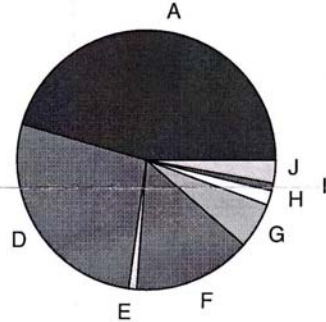
**Assessed Value**

LAND 113,000  
 IMPRVMT 168,660  
 TOT MKT 281,660  
 HO EXEMPT 83,920  
 NET MKT 197,740  
 TOT ACRES .185

10538\*3\*\*50\*\*\*0.8515\*\*1/1\*\*\*\*\*AUTO\*\*5-DIGIT 83801  
 DURAND GARY P & ANNETTE L  
 176 THREE WATERS RD  
 PRIEST LAKE ID 83856-8635



**Distribution of your 2014 Tax**



*ck 2929*  
*11-17-14*

Property Location: 176 THREE WATERS RD 83856  
 Legal Description: 6-59N-4W THREE WATERS PARK  
 LOT 19

Description	Rate	Amount
A = COUNTY	.003253787	\$643.40
B = W BONNER M&O		\$0.00
C = W BONNER BOND		\$0.00
D = W BONNER SUPL	.001949453	\$385.48
E = W BONNER OTHER	.000069426	\$13.72
F = CO RD/BRIDGE	.001053144	\$208.24
G = AMBULANCE DIST	.000406466	\$80.36
H = PRIEST LK LIBRA	.000133826	\$26.46
I = W BONNER CEM	.000068484	\$13.54
J = WEST PR LK FIRE	.000205287	\$40.58
<b>DISTRICT TOTAL</b>	<b>.007139873</b>	<b>\$1,411.78</b>
TRANSLATOR		\$15.00
FOREST ASSESSMENT		\$55.00
FOREST PRACTICES ACT		\$2.50
SOLID WASTE		\$105.00
<b>AMOUNT DUE</b>		<b>\$1,589.28</b>

\*\*\* IMPORTANT \*\*\*  
 PLEASE READ BOTH FRONT AND BACK

\*\*\* MONTHLY PAYMENTS ARE ACCEPTED \*\*\*

TO AVOID LATE CHARGES, PAYMENTS MUST BE  
 RECEIVED OR POSTMARKED BY THE DUE DATE.

IF PAYMENT IS NOT MADE BY DUE DATE,  
 CONTACT OUR OFFICE. PLEASE RETURN STUB  
 WITH PAYMENT.

OUTLET BAY SEWER DISTRICT  
149 OUTLET BAY ROAD  
PRIEST LAKE, IDAHO 83856  
208 443-3831

# LID STATEMENT

May 1, 2015

ID# 557

Durand, Gary P. and Annette L.  
176 Three Waters Road  
Priest Lake, ID 83856

**DATE DUE: JUNE 1, 2015**

ASSESSABLE UNITS	1		
14 Int Rec'd	\$96.03	14 Pr Rec'd	\$200.32
Remaining Principal Balance	\$1,933.59		

PAID 5-8-15      \$209.34  

---

BALANCE      \$1,724.25

2015 Interest:	\$87.01
2015 Principal:	\$209.34
2015 Total Due:	\$296.35

LEGAL DESCRIPTION 6-59N-4W Three Waters Park Lot 19

**PLEASE CALL FOR PAYOFF OR LATE PAYMENT AMOUNT**

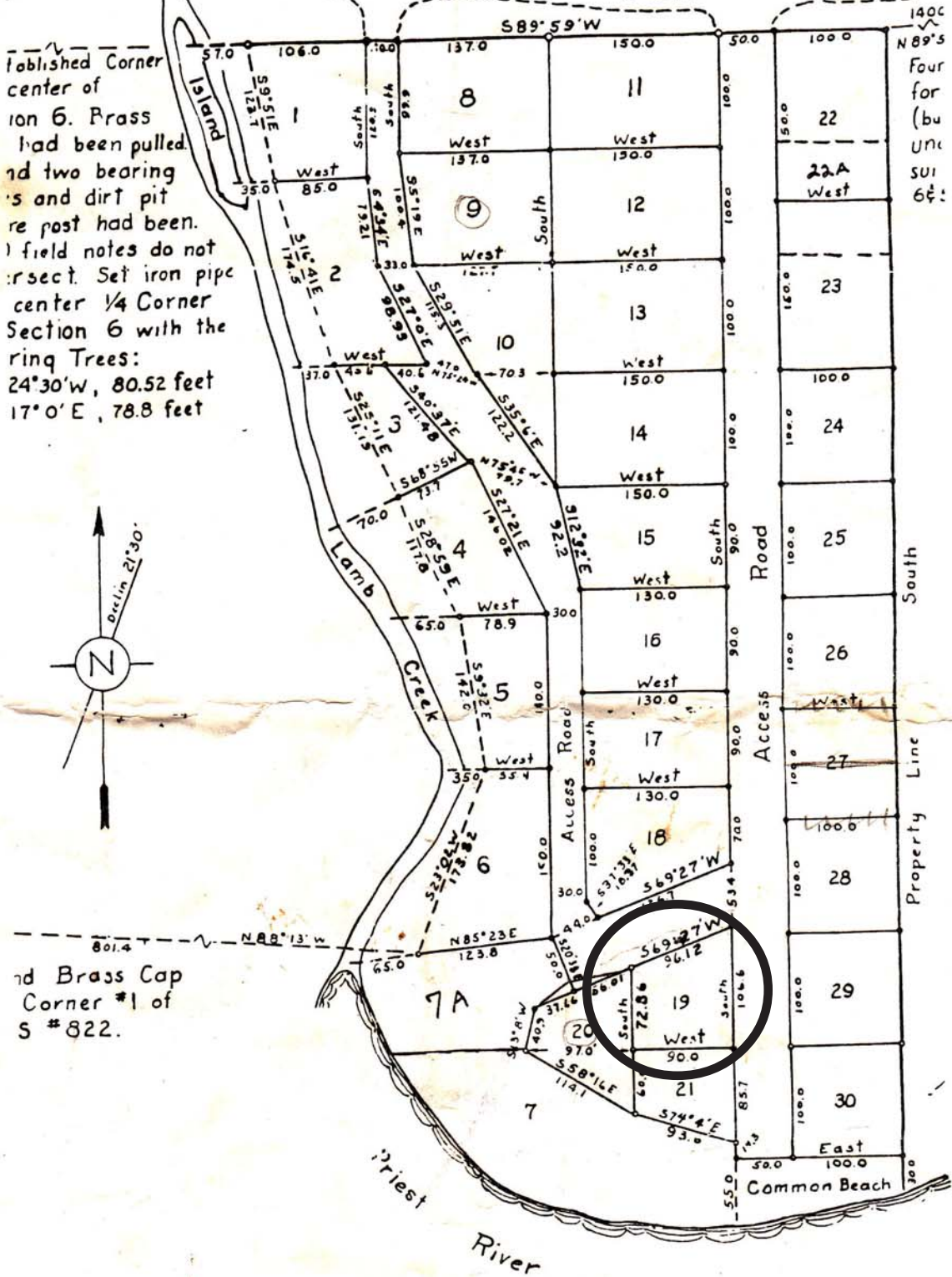
4.5% interest will be assessed on the principal balance on all late payments  
A 2% penalty will be assessed for all installments not paid within 20 days of due date

Established Corner center of Iron 6. Brass had been pulled and two bearing lines and dirt pit were post had been. Field notes do not intersect. Set iron pipe center 1/4 Corner Section 6 with the ring Trees:  
 24°30'W, 80.52 feet  
 17°0'E, 78.8 feet



2nd Brass Cap Corner #1 of S # 822.

OUTLET BAY ROAD





176 Three Waters Road