

COEUR D'ALENE LAKEFRONT DEVELOPMENT OPPORTUNITY

# — 12520 E YELLOWSTONE TRAIL —

COEUR D'ALENE, IDAHO 83854

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**TOK**  
COMMERCIAL

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## DETAILS

- PROPERTY SIZE:** 24,137 Acres
- ZONING:** Kootenai County Restricted Residential
- SALE PRICE:** \$4,500,000



## HIGHLIGHTS

- Unique Coeur d'Alene Lake waterfront opportunity.
- Over 24 southern facing acres of residentially zoned development land.
- Wrapped around a private cove with approximately 600 linear feet of water frontage.
- Stellar building sites with views of Wolf Lodge Bay, Beauty Bay, and Blue Creek Bay.
- Current zoning allows for up to 126 residential units.
- Water is available by well or directly through the lake.
- Existing septic system and drain field supports a 12-unit hotel and a 3 bedroom single family residence. Plenty of room to expand.



SOUTHERN LAKE ACCESS VIEW



EASTERN LAKE VIEW FROM BUILDING SITE



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CLICK TO VIEW  
**"EAGLE VIEW COVE"**

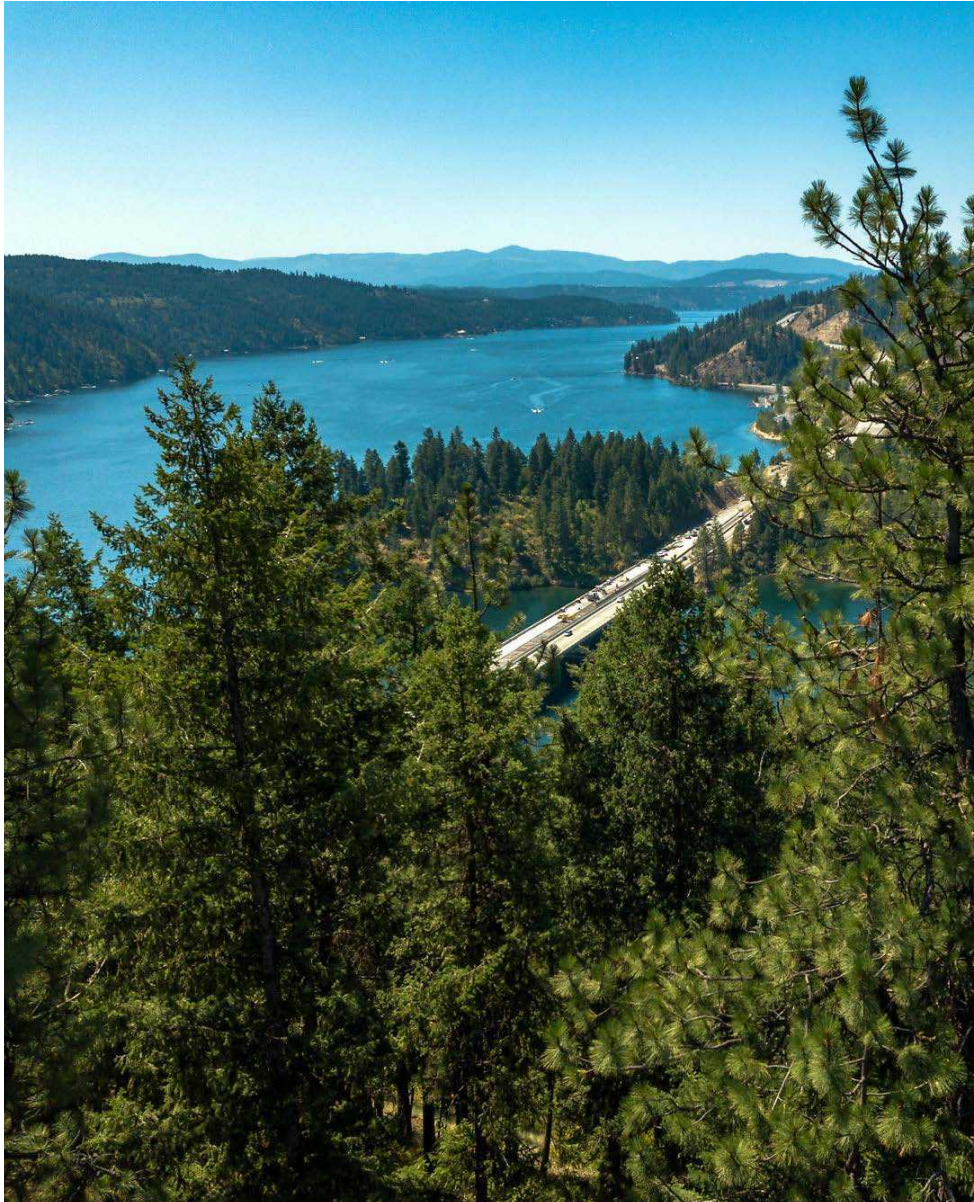
Completely private cove with access to Coeur d'Alene Lake via large culvert.

Major road improvements to be completely by 2025 on Yellowstone Trail.





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CONVIENT ACCESS I-90 AND HWY-97

LAKE COEUR D'ALENE

**SITE**





10 MIN FROM DOWNTOWN CDA

30 MIN FROM ALPINE SKIING

