

COEUR D'ALENE LAKEFRONT DEVELOPMENT OPPORTUNITY

— 12520 E YELLOWSTONE TRAIL —

COEUR D'ALENE, IDAHO 83854



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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 400 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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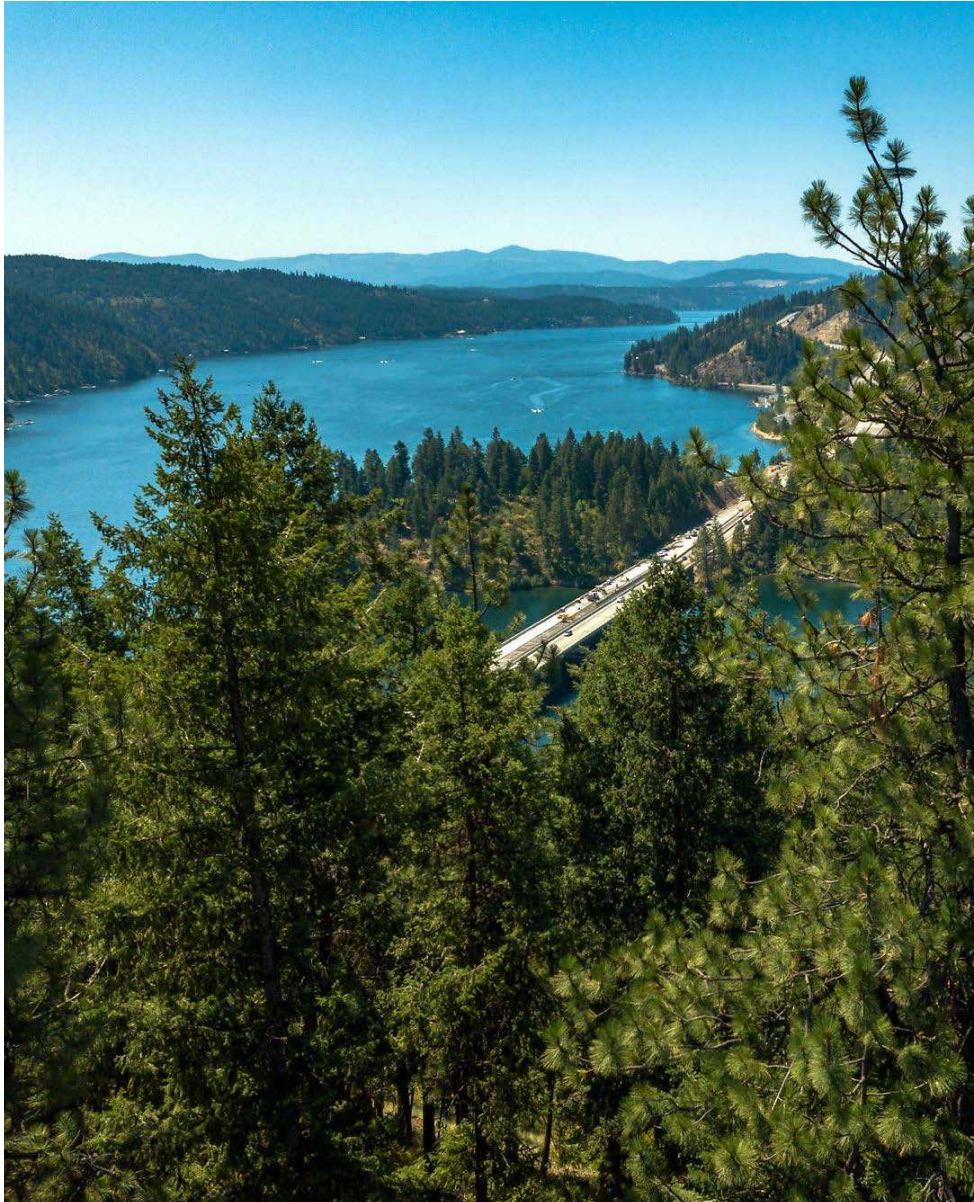
CLICK TO VIEW "EAGLE VIEW COVE"

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

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

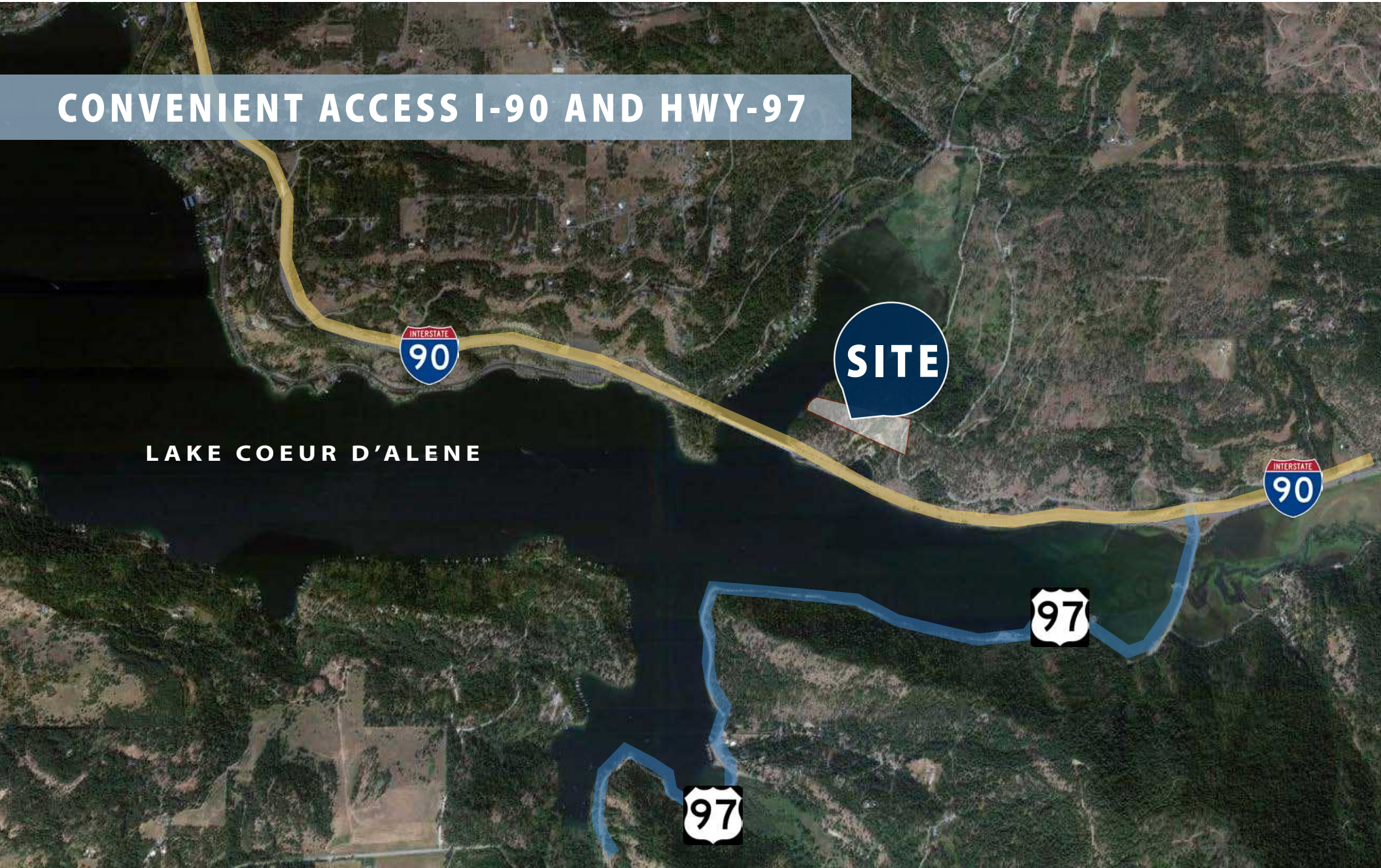


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CONVENIENT ACCESS I-90 AND HWY-97



LAKE COEUR D'ALENE

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10 MIN FROM DOWNTOWN CDA

30 MIN FROM ALPINE SKIING

