

85000 1br (37512 USD)

Location **Idaho**
<https://www.genclassifieds.com/x-788074-z>



QR Code Link to This Post This is for a project that I have started doing up in Donnelly Idaho. Do to a family emergency I did not get a chance to put the snow roof up. So I have taken the camper back down to the valley for the winter. I still would like to sell it with the lot but may be willing to sell the lot seperate. This is a half acre lot on Syringa Rd. in Wagon Wheel #4 Sub. (12869 Syringa). The power and sewer are to the trailer pad now plus a Y in the sewer line for other sewer hook ups.The power service is a 200 AMP service allowing for more campers or even a large house. I have already put in a gravel horseshoe driveway and a compacted pitrun pad for the trailer to sit on. I will be putting in a well to hook up to at some point.The lot is a heavily timbered 1/2 acre lot that backs up to the common area of the subdivision. It is the fith lot off the paved road (Lake Trail Dr.) and both roads are maintained by the county year round. My plan is to set the camper up with a 24 X 40 ft snow roof over it with decks on the front like the ones in the pictures of the one I did last year. It will be placed more to one side of the lot so that a person can eather build onto the side of it and make it a shop. Or they could convert it into a small cabin. I do have the engineered plans for the snow roof and hope to get started again next spring. There will be room for this camper and about 3 more in the back. I will sell it as it sits with the camper for around \$85K. If someone wants just the lot I may listen to an offer for just it. If you have any questions please contact me at

I have been asked if I would build the roof and decks over someone else/s trailer if they buy just the lot. I would give a price to do that if someone buy,s just the lot.I will be taking this add off around Christmas and relist it next year. At that time I will go a head and do the rest of the work and only sell it completed with the trailer in place. At that point I will not sell the lot without the trailer. I do not need any realtors for this at this time and when I do I already have a local realter up there that has worked very well with.

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