

**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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