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LUXURY

# HOME DETAILS BINDER

20283 N CROOKED ROCK LN  
RATHDRUM IDAHO





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# Property Overview

## Welcome to 20283 Crooked Rock Lane

Experience unparalleled luxury in the heart of Rathdrum

### Key Details:

MLS #: 25-8210

Year Built: Completed in 2023

Property Type: Single-Family

Lot Size: 4.57

Living Area: 3100 Sq. Ft.

Bedrooms / Bathrooms: 5 BD, 3 BA

Architectural Style: Modern Mountain Craftsman

List Price: \$1,749,000

This exquisite northern Idaho residence offers a harmonious blend of timeless elegance and modern sophistication. Designed for discerning tastes, it features expansive living spaces, bespoke finishes, and seamless indoor-outdoor transitions.

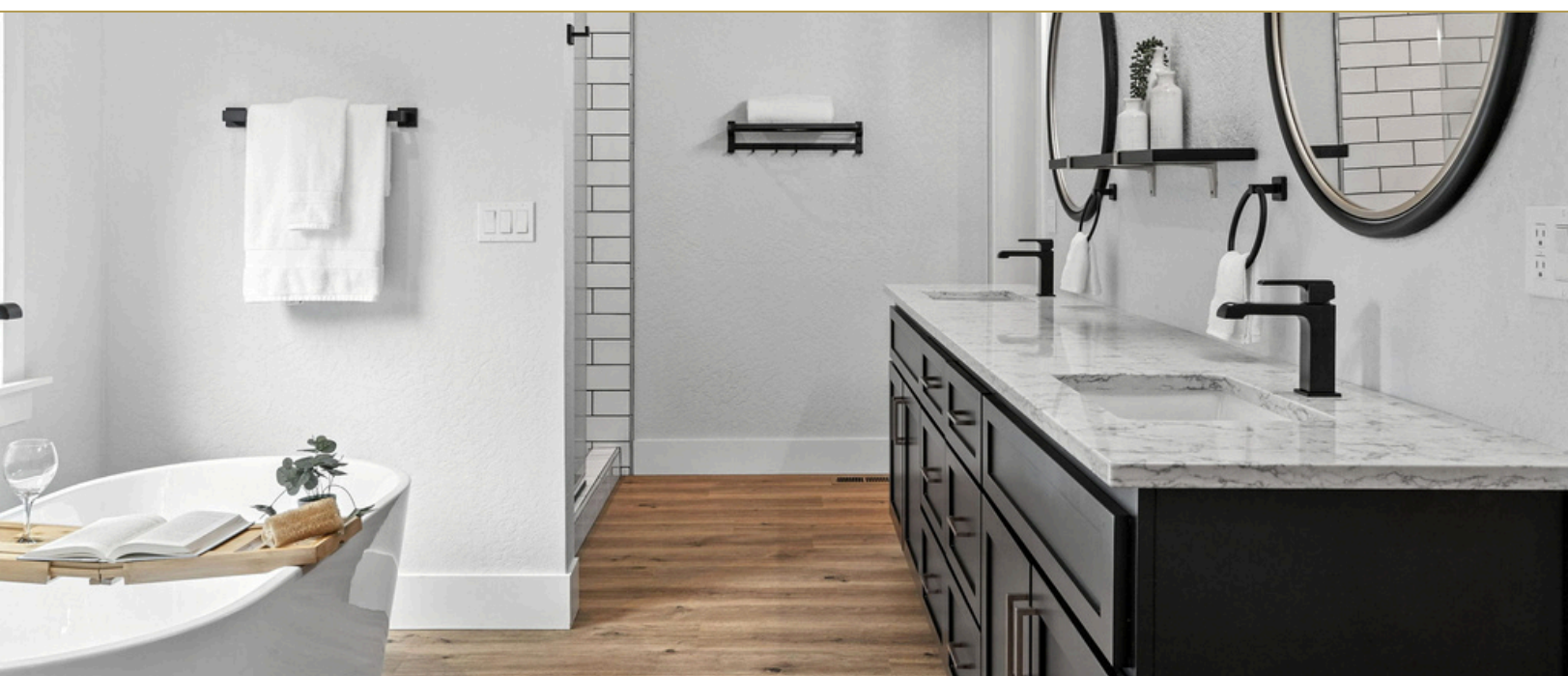




# Key Features

## Distinguished Features

- Meticulously curated finishes and designer upgrades
- Oversized gourmet kitchen with premium appliances and modern open shelving
- Spa-inspired primary suite with designer walk-in closet and patio access
- Open concept kitchen, dining and great room with soaring vaulted ceilings
- Floor to ceiling stone wood burning fireplace
- Premium low emission luxury plank flooring throughout
- Bonus room ensuite above garage for guest room, office, or theater
- Climate controlled home gym 3<sup>rd</sup> bay garage conversion
- Expansive 4.57 acre lot with professionally landscaped grounds
- Covered backyard patio for outdoor entertaining and relaxation
- Stained concrete walkways and patio
- Integrated smart home technology and advanced security systems
- Finished 3 car garage and ample guest parking
- Stick-built 30x24 detached shop with 100 AMP power
- Electronic Bluetooth® gate entry with asphalt driveway
- Tinted, energy-efficient, sound reduction windows
- Premium cordless blinds in all bedrooms and private spaces





# Luxury Primary Suite





# Modern Convenience





# Home Systems & Utilities

## Utility Providers & Average Bills:

- Electricity: Kootenai Electric – \$90 mo.
- Water: Community System (3 lots)
- Gas: Avista – \$45 mo.

## Major Systems:

- Roof: Installed 2022
- HVAC: Installed 2022
- Tankless Water Heater: Installed 2022

## Maintenance Records:

Annual service on all major systems.

Seller offers a one year home warranty with purchase.



# Community Details

## HOA

- CCRs but no HOA
- Community Well for 3 Properties

## Community Amenities:

- Private 12 lot community
- All lots approximately 4.5-5 acres
- Underground utilities
- Within minutes to outdoor activities, lakes, services, and shopping







## Financial Overview & Offer Instructions

### Reports:

- Pre-inspection Available: No - Pest & Mold Inspections Yes
- Appraisal Completed: No

### Offer Submission:

- Underwritten pre-approval or cash proof of funds
- Preferred Terms: 45 day or less closing
- Escrow Company: Buyer preference

### Disclosures & Noted Repairs:

- No known issues - see enclosed seller disclosure



# Neighborhood Overview

## Schools:

**Elementary:** Twin Lakes, Garwood, Betty Kiefer, John Brown, STEM Charter Academy

**Middle:** Lakeland, Timberlake

**High School:** Lakeland, Timberlake

## Outdoor Lifestyle:

**Lakes:** Twin Lakes, Spirit Lake, Lake Pend Orielle, Hayden Lake, Coeur d'Alene Lake

**Public Lands:** Rathdrum Mountain, Kaniksu National Forest, Farragut State Park

**Golf:** Twin Lakes Golf Course

## Local Highlights:

**Dining:** Nadines Mexican Kitchen, Westwood Pub & Grill, Cascadia Pizza

**Shopping:** Super1, BiMart

## Proximity:

**Downtown:** 5 mins

**Airport:** 50 mins

**Major Thoroughfares:** 10 mins







## About Rathdrum Idaho

### From Railroad Roots to Modern Outdoor Living

Rathdrum, Idaho, founded in the late 1800s, is one of the oldest towns in Kootenai County and began as a vital stop along the Northern Pacific Railroad.

Originally called Westwood, the town thrived as a transportation hub for timber, agriculture, and goods moving through the region, with the railroad playing a central role in connecting it to Spokane, Coeur d'Alene, and beyond.

Today, while freight trains still pass through, Rathdrum has evolved into a vibrant small town that blends historic charm with modern conveniences.

Residents and visitors enjoy its walkable downtown with locally owned shops and restaurants, proximity to outdoor recreation at nearby Twin Lakes, Twin Lakes Golf Course, and Rathdrum Mountain.

Rathdrum is also known for its highly rated schools, and quick access to surrounding communities via Highway 41 and Interstate 90.





## Detailed Property Features

We've prepared a full list of property features and amenities included in the purchase of this exceptional residence.



# Property Features

20283 N Crooked Rock Ln Rathdrum, Idaho

## Property Overview

- Year Built: 2023
- Interior Living Area: 3,100 Sq Ft
- Home Gym in 3<sup>rd</sup> Car Garage 400+ Sq Ft
- 1800+ Sq Ft 3 Car Garage
- Total Structure Area: 4,148 Sq Ft
- Bedrooms: 5
- Bathrooms: 3
- Lot Size: 4.57 Acres
- Garage/Shop Parking: 4-5 Vehicles
- Stick-Built 30x 24 Shop with 100 AMP power, matching home elevation

## Home Highlights

- Private cul-de-sac location in a community of twelve 5-acre homesites
- South-facing with abundant natural light and passive solar benefits
- Gated entry with remote access, stone columns, and paved driveway
- Professionally landscaped with granite, basalt, mature trees, and fire pit
- 700 feet of split-rail fencing along property frontage
- Covered front porch and back patio with stained concrete

## Interior Features

- Open floor plan with vaulted ceilings and large picture windows
- GE Monogram appliances, quartz counters, soft-close drawers, open shelving
- Stone fireplace, antique brass lighting, luxury vinyl plank flooring throughout
- Spa inspired primary suite with soaking tub, walk-in shower with multiple heads, custom designed walk-in closet
- Converted garage into home gym with its own mini-split HVAC system
- Home theatre set up in bonus room ensuite, with 85-inch drop-down TV and surround sound
- Flexible layout allows for two home offices, gym, and additional guest suite



# Property Features

20283 N Crooked Rock Ln Rathdrum, Idaho

## **Mechanical and Efficiency Features**

- Dual-zone HVAC, Nest programmable heat pump
- Mini-split system in home gym (3<sup>rd</sup> car garage)
- Tankless on-demand water heater
- 380-foot private community well producing 60+ gallons per minute
- Smart systems: SubDrive Connect well monitor, garage doors, irrigation, appliances
- Recessed LED lighting, tinted/mirrored windows, premium insulation
- Average utility costs: electric \$90/month, gas \$45/month

## **Comfort and Environmental Features**

- Acoustic window sealant for exterior noise reduction
- Home interior maintains background noise level of approximately 15 decibels
- All new low-VOC interior paint and zero-VOC exterior concrete stain
- No-step main entry and split bedroom floor plan for privacy
- Premium cordless blinds in all bedrooms and front-facing windows
- Recent pest, radon, mold, and termite inspections completed
- Transferable termite bond in place

## **Security and Smart Features**

- Two independent security systems with Wi-Fi and cellular backup
- Motion sensors and camera coverage inside and out
- Landscape lighting and bright motion-activated security lighting
- Automatic iron gate with Bluetooth intercom

## **Location and Community**

- Located in a thoughtfully designed new 12-home community with underground utilities
- Top rated schools in the Lakeland School District
- Just minutes to shopping and services in Rathdrum
- 10 minutes to Twin Lakes & Twin Lakes Golf Club
- 15 minutes to Hayden and Hayden Lake
- 20 minutes to Coeur d'Alene
- 30 minutes to Sandpoint
- 50 minutes to Spokane International Airport
- 2 hours to the Canadian Rockies





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Thank you for your interest in this extraordinary property.

Our mission is to provide an elevated real estate experience where every detail is handled with precision and care. Should you choose to present an offer, you can expect the highest level of communication and professionalism —ensuring the process is as seamless and rewarding as the property itself. Purchasing a home of this caliber should be a moment of excitement and anticipation, and should any challenges arise, we will resolve them swiftly and discreetly.

Behind the scenes, our dedicated transaction team works tirelessly to oversee every step of the closing process. They ensure strict compliance, protecting the interests of both buyer and seller, and maintain the integrity of the transaction from start to finish.

Our goal is simple—when the keys are handed over, every party feels they've experienced not just a successful transaction, but a truly exceptional journey.

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