

Spring 2018

*Latah Realty's*  
**PARADE**  
*of* **HOMES**



P. 6 - Hendrix Rd, Moscow



P. 33 - Juliaetta Grade, Juliaetta



P. 33 - State St, Juliaetta

[www.LatahRealty.com](http://www.LatahRealty.com)

# Index

**Our Agents**.....1-2

**Moscow, Viola, & Genesee**.....3-8

*"Moscow Memories, Opportunities Past"*.....9-10

**Moscow, Viola, & Genesee (cont.)**...11-17

*"To Paint or not to Paint"*.....18

**Moscow, Viola, & Genesee (cont.)**...19-22

**Troy, Deary, Bovill, Elk River**.....23-30

**Potlatch, Princeton, Harvard, Kendrick/Juliaetta & Outlying Areas** .....31-36



# About Latah Realty

We are one of the longest running, locally owned and managed real estate brokerage firms in Latah County. Our office has been selling homes and land in Moscow and Latah County for over 35 years. There is no substitute for that kind of experience! Our agents are primarily long-time local residents, and together we have the local knowledge to help you find what you are looking for. We know market values, builders and construction techniques, neighborhood sale trends, zoning laws and city codes. We also have the resources available to find any answers that we don't know!

Meet our talented and friendly agents on the next page, and start by giving us a call or stopping in today!



# Meet Our Team



**DARCY ANDERSON  
BROKER**

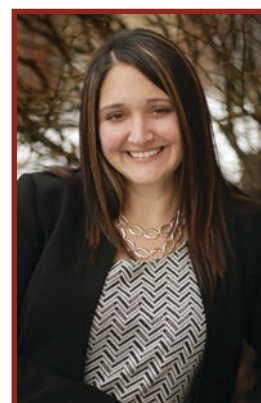
(509) 338-0358  
Darcy@LatahRealty.com

Being a native of the Palouse and Latah County, Darcy understands the attraction to our area and is committed to providing you professional service for your real estate needs with confidence and efficiency.

**TIFFANY BENTLEY  
REALTOR**

(208) 596-0971  
Tiffany@LatahRealty.com

Tiffany is committed to excellence, integrity, and professionalism. Many clients appreciate her willingness to go above and beyond to find them the perfect property. She has years of experience ranging from new buyers to fast-paced investors.



**JESSICA DAHLINGER  
BROKER  
BS, GRI**

(208) 301-0777  
Jessica@LatahRealty.com

Jessica lives in Moscow with her husband and two small children. One of her favorite things about our area is the four distinct seasons. She knows how to successfully manage people, finances, and property.

**SAMANTHA DEVOE-STOTT  
REALTOR  
B.S. PUBLIC RELATIONS**

(208) 874-7113  
Sam@LatahRealty.com

Sam was born and raised in Moscow, a graduate of the U of I, and is deeply invested in the community with her family and construction company. She believes in clear communication, advocacy and a strong work ethic. Her spare time is devoted to her three awesome kids and their pursuits.



**TANJA BLUE  
REALTOR  
B.S. ADVERTISING**

(425) 985-2415  
Tanja@LatahRealty.com

Having owned a successful home staging business, Tanja brings her keen design eye when marketing a home. Solid communication, a strong work ethic, marketing skills and staging services are just a few of the benefits Tanja offers clients.

**ANGELA CARPENTER  
REALTOR  
B.S. MARKETING**

(208) 669-1626  
AngelaC@Moscow.com

Good communication is at the center of any successful venture and is a priority for Angela. Her experience, work ethic, marketing skills and professionalism produce results for her clients.



**TAMI GREEN  
REALTOR**

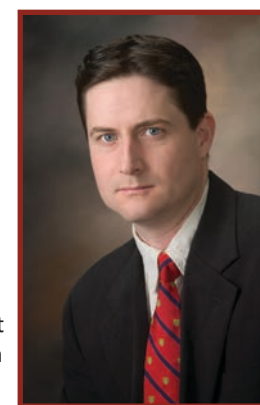
(208) 301-8671  
Tami@LatahRealty.com

Tami loves the tight community feel in Moscow. She has a lifetime of understanding the challenges and joys of relocating a family, and brings that experience into the real estate trade.

**JARROD NICHOLS  
REALTOR  
BS, CRS, SFR, GRI**

(208) 310-6034  
Jarrod@LatahRealty.com

Jarrod grew up in Potlatch and graduated from the U of I. Jarrod recognizes that people prefer to do business with someone who is honest and courteous, while providing a high level of service without pressure.



**BRET CARPENTER  
REALTOR**

(208) 669-0061  
Bret@LatahRealty.com

Bret is a life-long resident of our area and knows Moscow and the surrounding communities very well. He is deeply involved in rural community projects, volunteering time to the Potlatch Fire Department and as an Advanced EMT.

**MISTY CURRY  
REALTOR**

(208) 596-9330  
Misty@LatahRealty.com

Misty's relationships with local businesses and non-profits in Latah County have enriched her customer service, honesty and professionalism. She and her husband enjoy outdoor activities and supporting local community businesses.



**NATASHA SUMMERS  
REALTOR  
B.S. ADVERTISING**

(208) 310-6634  
Natasha@LatahRealty.com

Natasha is experienced in customer service and communications. She hopes to positively affect the community she lives in. She lives here with her husband, enjoys camping, gardening, horse rides, and stays involved as a U of I Alumna.

**MILINDA TAYLOR  
REALTOR**

(208) 892-9664  
MiLinda@LatahRealty.com

MiLinda lives in Latah County with her husband and three sons. She enjoys Moscow's country living and tight-knit community. She values honesty and hard work; providing you with excellent service for all your real estate needs.



**GARY TRIBBLE  
BROKER  
BS, GRI**

(509) 336-3357  
Gary@LatahRealty.com

With over 30 years of experience as a local real estate broker, Gary, a Moscow native, prides himself on finding the right property for his clients. Gary has experience in contracting and has an engineering degree.

**SEAN WILSON  
DESIGNATED BROKER  
BA, GRI**

(208) 596-8170  
Sean@LatahRealty.com

Sean has lived in Latah County for 25 years. He has a wife and two children. Sean's expertise is to create and foster mutually beneficial relationships that benefit his customers and clients.





Photograph by Nicole Payton

# Moscow

Moscow is home to over 23,000 residents and students. Moscow lies on the eastern edge of the Palouse region of North Central Idaho. Moscow is home to the University of Idaho, a public land-grant research university. Moscow is also roughly 8 miles away from Washington State University, located in Pullman, Washington. The area boasts a highly skilled and educated work force, employed by Moscow's many thriving businesses, as well as both universities. Two other large employers in the area are Gritman Medical Center and Schweitzer Engineering Laboratories.

Moscow has a wide range of retail and dining options. From department stores to local breweries, you will be able to find everything you need in Moscow. Moscow also has two movie theaters, an aquatic center, an indoor trampoline center, a mall, and so much more. On Saturdays in May through October, Moscow has the Farmers Market downtown where local farmers, artists, and craftspeople set up booths to sell their items.

# Genesee

Genesee is a quiet community nestled in the rolling hills and prairie of Idaho's Palouse country, halfway between Moscow and Lewiston. Genesee has a population of about 950 residents. For the outdoor enthusiast, there is fantastic hunting and fishing within a few miles of the city. The Clearwater and Snake River near Lewiston are world famous for Steelhead and Salmon fishing. Dworshak Reservoir, about 60 miles to the east, provides access to unlimited outdoor recreation. For those who don't miss the hustle and bustle of a big city, Genesee is a wonderful place to raise a family and enjoy life.

# Viola

Just over 8 miles north of Moscow, Viola is an unincorporated town in Latah County. In 2014, the population of Viola was 578. Viola is a small, tight-knit community. Viola has a community center and post office. Viola is the perfect place for someone who wants to live away from all the hustle and bustle, yet still close enough to town to enjoy the conveniences.



\$567,000

307 N Monroe, Moscow

6 Bed, 4 Bath, 4275 SF. This classic home represents the heart of Fort Russell - Hardwood floors, 2 master suites, double lot, wrap-around covered porch, & leaded glass windows. MLS #98686441



\$429,000

514 E C St, Moscow

4 Bed, 3 Bath, 2971 SF. Gorgeous Fort Russell home! Park-like backyard, modern kitchen, updated bathrooms, & lots of basement storage! MLS #98683743

**80 +/- Acres**  
**5 Bed, 4 Bath**  
**4939 SF**  
Beautiful craftsmanship!  
Wrap-around deck, barn + arena, perfect set up for horses, second home site!  
Granite countertops, master bedroom with fireplace & deck, master bath with 2 person Whirlpool tub & solarium. Wood shop + wine cellar, radiant floor heating. This home has it all!  
Eligible for land division - call for details!  
208-883-1525



# Flannigan Creek Farms

1189 Flannigan Creek, Viola  
MLS #TBD

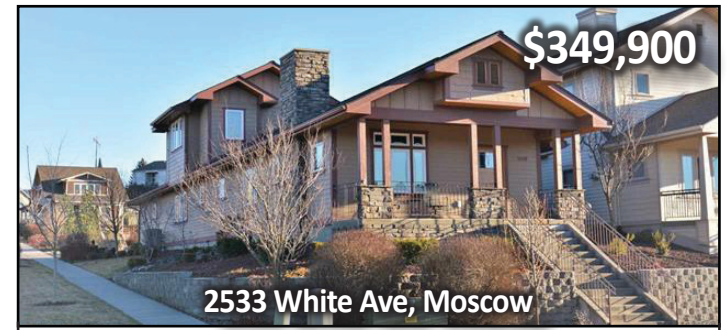
\$890,000



\$364,700

918 Indian Hills, Moscow

4 Bed, 3 Bath, 2300 SF. Built with the family in mind! Awesome southern views, abundance of windows, open living concept, vaulted ceilings & gas fireplace. MLS #98675538



\$349,900

2533 White Ave, Moscow

2 Bed + Office, 2.5 Bath, 2159 SF. High quality construction, gorgeous finishes, low maintenance - easy living. Pride of ownership shows throughout. Hardwood, tile, & granite! MLS #98682332



\$349,500

310 Susan Dr, Moscow

5 Bed, 3 Bath, 2810 SF. Vaulted ceilings, gas fireplace, large rec room, fully fenced yard, view of Moscow Mountain, 2-car garage, open floor plan, & split bedrooms. MLS #TBD



\$319,000

845 Harold St, Moscow

3 Bed, 3.5 Bath, 3216 SF. Many updates - a must see! Amazing main floor master suite, flat, fenced backyard, huge basement, large 2-car attached garage, all on a 11,475 SF Lot! MLS #98685666



**Hilltop on the Edge of Moscow**

1210 Harden Rd., Moscow  
MLS #98636669

**\$580,000**

**3.01 +/- Acres  
7 Bed, 4 Bath  
5860 SF**

Just outside city limits, private & peaceful! Brazilian cherry flooring, stone tile kitchen countertops + tile flooring, & a second kitchen. Mature fruit trees, terraced garden, & custom rock work & fencing! 40' x 80' shop/barn, room for your horses!

A must see property!




**Amazing Custom Home on 25 + Acres!**

1042 Hendrix Rd, Moscow  
MLS #98680395

**\$685,000**

**25.55 +/- Acres  
3 Bed, 3.5 Bath  
3312 SF**

Ultra-private & exquisitely appointed! Just 10 minutes from Moscow. Cathedral ceilings, hickory floors, granite countertops, & wood-burning fireplace. Very spacious rooms, each bedroom has a private bath. Covered back deck. Great views, room to roam.

This home has it all!



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homestreet.com/mccann  
NMLS ID# 1109548



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homestreet.com/rwallace  
NMLS ID# 363664

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**YOUR HOME HERE!**



Contact us at Latah Realty and get your home advertised in our next issue!

**\$310,000**



**114 Arrow, Moscow**

7 Bed, 2 Bath, 2763 SF. Views of Paradise Ridge & Moscow Mountain to the south. Large media/family room downstairs + living room on the main floor. Large fenced yard + 2-car garage. MLS #98685628

**\$295,000**



**2375 HWY 95 N (Parcel 2), Moscow**

4 Bed, 2.75 Bath, 3244 SF. 3.4 +/- acres! Looks over Moscow Mountain! Plenty of space for a shop! Big backyard w/large garden area, large cook's kitchen & oversized living room. MLS #TBD

**\$289,900**



**919 W C St, Moscow**

2 Bed, 2 Bath, 2114 SF. Mid-century home! Incredibly well built, amazing southern views, tons of charm & unique finishes, spacious rec room with kitchenette, & tranquil backyard. MLS #98682971

# PARK VALLEY

AT SOUTHGATE

- High-Speed Fiber Optic
- Near Milton Arthur Park
- Flat to Gently Rolling Lots



# 3rd SOUTHGATE

- Spectacular Views!
- Cul-de-Sac Location
- All Utilities Included



**1.05 +/- Acres**  
**3 Bed, 3 Bath**  
**4608 SF**

Amazing views on 1.05 acres in town! Architecturally designed home, AMAZING VIEWS! Vaulted ceilings, very large rec room, plenty of storage, covered front porch & open deck! Cook's kitchen w/granite counters, storage galore, & room for gathering. New exterior paint in 2015, new furnace.



**\$239,500**

**585 Pavel Ct, Moscow**

3 Bed, 2.5 Bath, 2432 SF. 2.45 +/- acres! Large, open living room & kitchen. Natural gas heat, real wood cook stove, & large sun porch. Sheds, kids' cabin, & garage/covered storage! MLS #98685689

**Rim Rock Consulting, Inc.**  
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129 W. 3rd Street, Suite 102, Moscow, ID 83843  
[www.rimrockconsulting.net](http://www.rimrockconsulting.net)  
[rimrock@rimrockconsulting.net](mailto:rimrock@rimrockconsulting.net)  
 208.883.5339

**\$229,500**

**623 Britton Ln, Moscow**

4 Bed, 4 Bath, 2112 SF. 2 master suites, open floor plan, cozy gas fireplace, spacious kitchen, backyard is fully landscaped. MLS #98682404

**\$229,000**

**1450 N Main, Moscow**

3 Bed, 2 Bath, 1578 SF. Farmhouse with a lot of features for the money! Large, fully-fenced yard, two outbuildings, spacious kitchen. 0.33 +/- acre lot. MLS #98681304

# Moscow Memories, Opportunities Persist

In a past issue of Cosmopolitan, there was a picture of a smiling mother and daughter hand in hand, strolling down the main street of Stars Hollow in a comedy that epitomized everything small town – The Gilmore Girls. The headliner read, “14 Amazing Things About Growing Up in a Small Town.”

As a child in Moscow, Idaho, my family and I would occasionally walk to Gritman Hospital's nursery to view the newborn babies for entertainment. This was followed by a walk to the Latah Public Library, where we would pick out our next adventure to bring home and finally, on the last leg, stop by Drug Fair to pick up a nickel candy as a reward for our efforts.

Our evenings were filled with neighborhood kid shenanigans, which typically included our favorite game - “box.” This game consisted of garbage can lids strategically distanced; the object of the game was to run as fast as you could between them, while maintaining your composure and not getting hit by the guy with the ball. Once hit by the ball, you were it. The game lasted until the dinner bells rang.

As my generation grew, the large retail stores moved away from downtown to the malls and we would venture less around Main Street. The mall represented a new shopping experience and freedom to roam for teenagers! We often took “shortcuts,” walking over two miles through farmers' fields to get to the mall. Bad idea, and YES, there is a reason they call it the “Palouse Dirt”! Upon our arrival at the mall, we were sweating like pigs and were so filthy we should have turned around and went back home, but we were committed.

Our short cuts, farmers' fields, are now filled with homes, sidewalks, neighborhood parks, paths and fenced yards. Our downtown has become a picturesque place of thriving small businesses, restaurants, coffee shops, pubs, culture, learning, and living spaces. Saturday morning Farmers Market brings thousands of friends and neighbors together throughout the summer. These are many of the things I love about Moscow.

In a twist of irony, our malls and big box stores are now challenged to compete with the likes of Amazon and the myriad of other web-based shopping options. Through all the changes, Moscow has maintained steady growth and a healthy return on real estate investment. University of Idaho, Washington State University, SEL and Northwest River Supplies have provided stable growth in employment for Latah County and the Palouse region. The rise of telecommuting has brought an entirely new element to Moscow's employment base, making Moscow a lifestyle choice for many. While Latah County real estate continues to appreciate, the dream of homeownership remains within reach for most of Moscow's residents.

Over the last few years, Moscow has seen steady population growth. Combining historic appreciation rates, stable employment,

and steady population growth, Moscow is a prime target for real estate investment for owner occupied or non-owner occupied properties due to the healthy stability and predictability of this real estate market. Moscow is an amazing community of academics, teachers, parents, engineers, and entrepreneurs. Like many other communities, Moscow has a disparity of income, haves and have-nots. What differentiates Moscow from other communities is that the have-nots are mostly a hopeful bunch of students who aspire to accomplish great things. For years, real estate investors have enjoyed 0% vacancy and extremely low eviction rates. What is truly special are the students who stay to contribute and become a part of this community.

On any given summer evening we will be tasting local wines, craft beers and gastronomy at one of Moscow's Main Street sidewalk cafés. We hear the sound of families and small children at Friendship Square, as well as the random buskers. We share this space and experience with friends who were once random strangers, but are now part of our extended families.

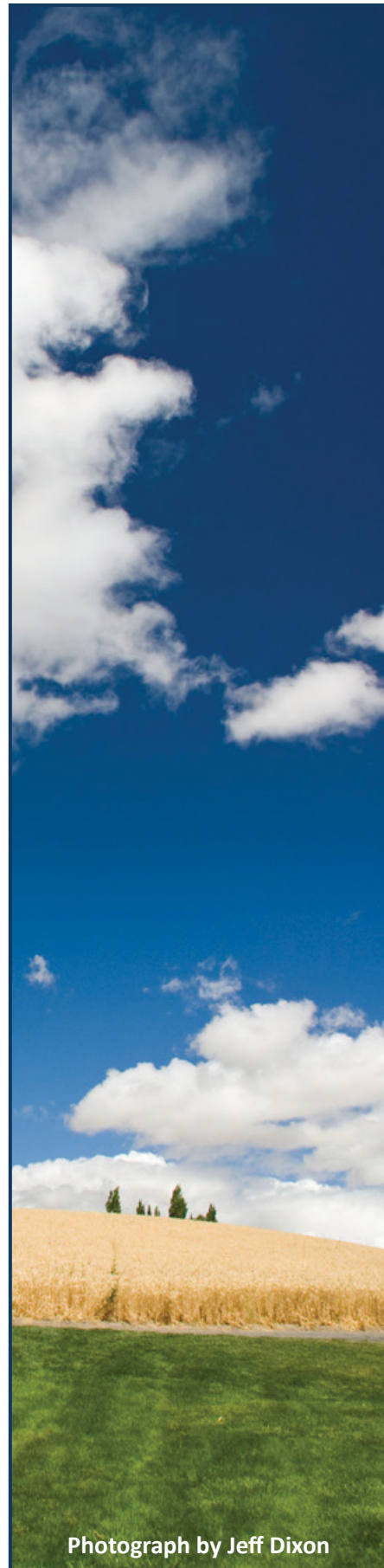
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Population	
2012	24,144
2017	25,038
Annual Growth Rate: 2012 - 2017 0.07%	
*Source: US Census Bureau	

HUD Median Income for Latah County	
2015	\$41,944
2017	\$42,439
Annual Growth Rate: 2015 - 2017 1.18%	
*Source: US Census Bureau HUD	



This article was written by Samantha (Sam) Devoe-Stott, a Realtor® at Latah Realty. Sam was born and raised in Moscow, where she currently resides with her husband and children.



Photograph by Jeff Dixon



\*Courtesy of Palouse Mall

## RESIDENTIAL INCOME PROPERTY

### Fantastic Investment Opportunity!

Fantastic location & wonderful business opportunity. 14 rental units--2 4-plexes & 1 6-plex--by campus, excellent rental history. All units 2 bed, 1 bath. Common laundry with coin-op machines.



**\$850,000**

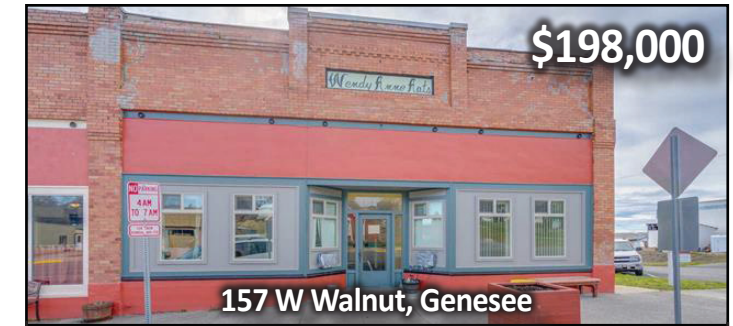
**1320/1330 Linda Ln Moscow**  
MLS #98685297



**\$204,000**

**1306 Bristol Rd, Moscow**

4 Bed, 2 Bath, 1633 SF. Charming & fresh! Open living room with gas fireplace, spacious kitchen, 1-car garage with built-in shelving. Partially fenced backyard with patio. MLS #98684955



**\$198,000**

**157 W Walnut, Genesee**

6 Units, 5600 SF. Great investment opportunity, abundance of parking spaces, newer roof, current owner has owned for 30+ years, updated in the 70's. MLS #98684167



**\$169,900**

**1022 Juliene Way, Moscow**

4 Bed, 2 Bath, 1976 SF. Updated kitchen & baths, Cherry hardwood floors, brand new electrical panel, deferred exterior maintenance, landscaping work needed. MLS #98681650



**\$113,000**

**1487 Northwood #101, Moscow**

3 Bed, 2 Bath, 1050 SF. Near U of I campus. Newer laminate flooring throughout kitchen, living room, & dining room. HOA fees of \$160/mo covers W/S/G, exterior maintenance & snow removal. MLS #98684192



**\$229,000**

**774 Brent, Moscow**

3 Bed, 2 Bath, 2108 SF. Lots of SF for the money! Large living room & enclosed porch/play room. Covered back deck & workshop/storage area. Space for RVs, boats, etc! MLS #98685677



**\$222,000**

**214 N Roosevelt, Moscow**

3 Bed, 1.5 Bath, 1152 SF. Beautifully updated home on a quiet cul-de-sac. Walking distance to schools, HIRC, & aquatic center! 2-car garage with additional storage & a large, fenced lot. MLS #98684360

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**Andrea Broenneke**  
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**0.578 +/- Acre  
4 Bed, 3 Bath  
3920 SF**

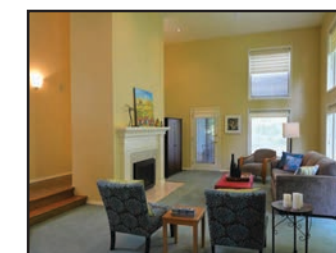
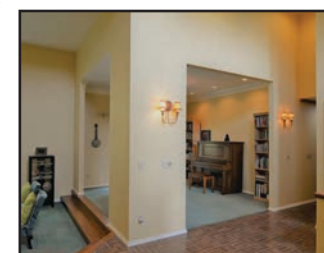
Gourmet kitchen, gorgeous master suite with library, large outdoor living space! Spacious rooms & generous storage. Large, heated 3-car garage.

## Private Setting in the City!



**\$448,800**

**1715 Atsirk, Moscow**  
MLS #98666056







**\$112,000**

**1461 Northwood Dr #103, Moscow**

3 Bed, 2 Bath, 1050 SF. Move-in ready, main floor condo! Open floorplan, newer wood laminate floors, sliding glass door to patio. HOA dues \$160/month. MLS #98684893



**\$111,900**

**605 Indian Hills #4, Moscow**

2 Bed, 1.5 Bath, 956 SF. End unit with carport, large back deck, great SW views, newer hardi-plank siding. Association fees \$175/month. MLS #98681327



**\$63,900**

**350 E Walnut, Genesee**

2 Bed, 1 Bath. Brick house, corner lot. Detached garage with studio bedroom & 3/4 bath. Flat lot, large garage. MLS #98681761

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**COMMERCIAL PROPERTY**



**\$17,500**

**805 N Main, Moscow**  
MLS#98677980

Long-standing coffee shop! Great location with high visibility right off Hwy 95 on North end of Moscow!



**\$49,500**

**1020 Eid Rd #10, Moscow**

4 Bed, 2 Bath, 1782 SF. Spacious home tucked on edge of large field. Open kitchen/living/dining, vaulted ceilings, brand new carpet, master suite w/soaker tub, & laundry/mud room. MLS #98678568



**\$15,000**

**4600 Robinson Park Rd #419, Moscow**

2 Bed, 2 Bath, 1036 SF. Well cared for manufactured home! High-quality insulation installed. Pride of ownership can be seen throughout. Home must be moved by June 5th 2018. MLS #98674857

**RESIDENTIAL INCOME PROPERTY**

**Russet Square Apartments**

**40 Unit Complex!**

Close to U of I, Investment opportunity! 1 & 2 bedroom units, & coin-op laundry facility. Approximately 3,000 SF. Tons of recent updates!



**\$2,730,000**

**231 Lauder Ave, Moscow**  
MLS #98646752



*Build Your Dream Home*

LOT 1  
455 AC

LOT 2  
3 AC

LOT 3  
351 AC

*SWEDE ROAD*  
**LOTS**  
MOSCOW, ID

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- ◆ Stunning Views
- ◆ 4 Build-able Parcels
- ◆ 3+ To 6+ Acre Lots

000 Wallen Rd,  
Moscow  
#98675170

**\$395,000**

Beautiful 130 acre farm/ranch, mixture of crop ground/timber. Eligible for 1 building permit. Southern exposure, county road access & power.

**\$230,000**

1323 Wallen Rd, Moscow  
#98685690

47.40 +/- acres. Only 10 minutes from Moscow! Ready to build! Underground power, service pedestal, drilled well.

0000 West View Dr, Moscow  
#115154

**\$229,900**

4.50 +/- acres. 18 unimproved platted lots in Meadow Brook 2nd Addition, near park & Joseph St. ball fields, & by established neighborhoods.

**\$164,500**

TBD Genesee-Troy Rd #4, Moscow  
#98677790

Premium 9.32 +/- acres, good well, timber & open ground, fantastic Moscow Mountain views!

# Come Build Your DREAM HOME on Rudd/Cove Rd!

- Located in Viola,
- 6.06 to 10.03 acres.
- Each parcel eligible for 1 single family building permit.
- Power available
- Fantastic views
- Great location
- County road access!

Parcel 2  
6.43 ac  
\$65,000

**SOLD**

Parcel 4  
7.24 ac  
\$75,000

**SOLD**

Parcel 6  
3.82 ac  
\$52,500

**SOLD**

Property Lines and Parcel Acreages are Approximate, Buyer to Verify. Subject to Completion of Survey.

Parcel 1  
10.03 ac  
\$115,000

**SOLD**

**SOLD**

Rudd Road Parcels



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(208) 596-2850 dweaver@premierproperty4u.com www.premierproperty4u.com



2211 Hwy 95 N, Moscow #98667940 \$129,000 (Parcel 3) Less than a minute from Moscow. Fantastic views! 2.9 +/- acres with 270 degree views, including Moscow Mountain. Rolling to flat topography. Close to town.

TBD SkyView Loop, Moscow #98678981 \$110,000 1.12 acres. Perfect for building your dream home! Spectacular views! Utilities already run to the property, 12 gpm well is already drilled. Close to town. (Lot 16)

1043 El Cajon St, Moscow #98671847 \$105,000 0.85 +/- acre. Great R-3 zoned lot, this parcel has great privacy & a good view to the NW. Seller will install private driveway to the building site at the asking price.

TBD SkyView Loop, Moscow #98678980 \$105,000 (Lot 7) Gorgeous 2.51 acre parcel in SkyView Estates, just outside of Moscow city limits. Ideal property! Utilities run to the property & the well has already been drilled! Close to town.

000 Kasper Rd, Moscow #98680878 \$89,500 5.71 +/- acres. Ready for you to build your country home! Just a few minutes from Moscow. Southern exposure, seasonal creek, & eligible for 1 single family building permit.

to Paint or not to Paint

In the real estate market, the importance of a first impression can't be understated. So when selling a home, the power of a fresh coat of paint becomes a significant pricing tool - and one that's worth its weight in resale value. With a little work and a minimal amount of money, a seller can see a return from painting of 1-3 % (national statistic) from just repainting high traffic areas such as bathrooms, kitchens or rooms that are painted in bold colors.

When selling a home, it's time to put on your marketing cap and think from a mass market perspective. No longer do your personal color preferences matter. Yes, it's still your home, but it's time to cut your emotional ties and focus on marketing. Think neutral palettes that don't distract a buyer from your home's features. Of course, it must also be a color that works well with the majority of furniture because the future owner of your home doesn't want the chore of painting.

When choosing a paint finish to sell a home, flat paint is where it's at. Not only is it less expensive, but because of its non-reflective surface, a flat paint will minimize flaws in the walls or ceilings. And here's the other great thing about flat paint: it gives you a more saturated and rich finish. The exception to this rule is when painting a kitchen or bathroom. In this case, go for an eggshell finish.

Follow the color trends at the time of selling your home and always sample the color first. Start by applying the sample paint on a few walls in the rooms you're painting. Why? Because the color of paint is impacted by its surroundings such a floor color, ceiling color, windows, etc. What looks like a brilliant idea on a two inch paint chip could really look horrific in your home. Repainting a repaint isn't something you'll appreciate.

This article was written by Tanja Blue, a Realtor at Latah Realty. In addition to being a local realtor, Tanja owns and operates Birch Creek Painting and Rankin Staging.



\*Stock photo

**CAMDEN COURT**

SHARED DRIVEWAY

WILTSHIRE DRIVE

GRANVILLE STREET

SHARED DRIVEWAY

SHARED DRIVEWAY

LOT 12  
\$45,000  
1233 WILTSHIRE

LOT 11  
\$45,000  
1227 WILTSHIRE

LOT 10  
\$45,000  
1221 WILTSHIRE

LOT SIZES  
0.11 AC-0.15 AC

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- BRING YOUR OWN BUILDER OR USE DEVELOPER. LUNSFORD CUSTOM HOMES
- LOW-COST HOMEOWNER'S ASSOCIATION INCLUDES YARD CARE AND SNOW REMOVAL



\$82,500

000 HWY 95 N (Parcel A), Viola #98651646  
 13.50 +/- acres. Unbelievable southeastern exposure - with a little bit of everything country. Just outside of Viola, this acreage goes from flat to gently rolling, this parcel has great utility.



\$79,500

775 Indian Hills Dr, Moscow #115241  
 25,478 SF lot in town! Ready for your dream home! Gorgeous views, flat building platform, area for arboretum, & great location.



\$58,000

2112 Cambridge Ct, Moscow #98683722  
 0.52 +/- acre. Here is your chance to own the last lot for sale on this street!!! Over 22,000 SF with a great view on a quiet cul-de-sac. Come & see this one today!

412 Victoria Dr, Moscow #98662391  
 Large 10,862 SF lot in South Moscow with great southern exposure & year-round sun. Established neighborhood has nice homes, spaced well apart on big lots. Owner/Agent.

\$65,000

412 Conestoga, Moscow #114665  
 0.32 +/- acre Lot. Miller Ridge Development, large view lot, convenient location, close to the U of I, & great southern aspect.

\$42,000

TBD N Laurel St, Genesee #98637178  
 0.26 +/- acre city lot. Beautiful views of the rolling Palouse farm land, buildable, limited traffic, & convenient location.

\$12,900

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# INDIAN HILLS



- Great Location
- Panoramic Views
- City Park
- Custom Homes
- Office Space Build to Suit
- Near Paradise Path

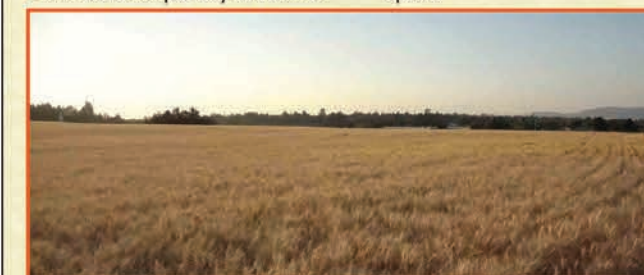


**Highway 8 Accessibility!**

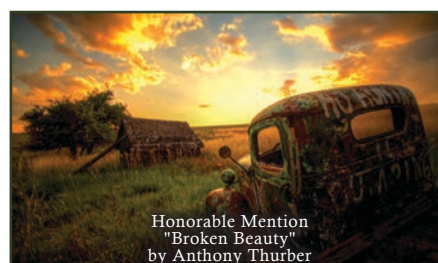
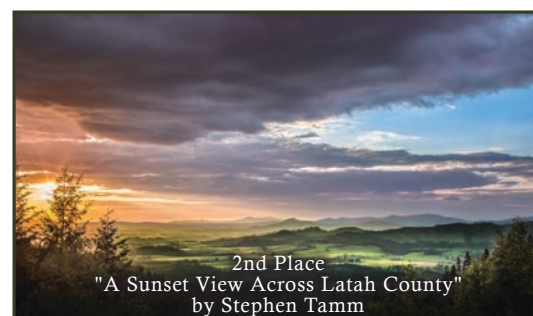
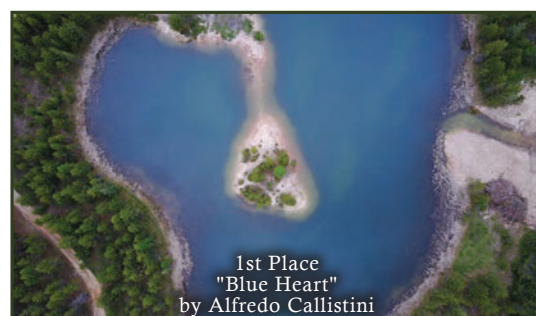
**1330 Indian Hills Dr**  
**MLS# 115313**  
**\$261,360**



- 1 Full Acre!
- Zoned Residential Office
- All Utilities to Property
- Almost Completely Level Lot
- Great Accessibility to Highway 8
- Multi-family Units or Office Space



## Don't Forget Our Annual Photo Contest!



Winners will be announced June 15, 2018 at Artwalk!

**Submission Deadline:**  
**May 25, 2018**

**Prizes**  
 1st Place: \$500  
 2nd Place: \$300  
 3rd Place: \$200

<https://latahrealty.com/photo-contest/>

### Troy

Located just over 10 miles from Moscow, Troy is a small town in Latah County. 1.5 hours north of Troy is Lake Coeur d' Alene, the Spokane International Airport, and big city shopping. Lewis and Clark State College is 50 miles to the south of Troy. Vast recreational wilderness lies to the east of Troy. Two major universities are west of Troy; The University of Idaho in Moscow and Washington State University in Pullman, WA. In the 2010 census, Troy had 862 residents.

### Deary

Deary is a small community of just over 500 residents. Deary is roughly 24 miles from Moscow, and 42 miles from Lewiston. There are numerous camping sites and trails surrounding Deary, leaving the options endless for outdoor recreational activities. If the mountains are your favorite place to be, you will love living in Deary.



### Bovill

Bovill is a small community located 34 miles northeast of Moscow, Idaho. Bovill is in the center of the beautiful St. Joe National Forest. As of July 2017, the City of Bovill has a population of 272. Bovill is surrounded by beautiful scenery, where the options of outdoor recreational activities are endless. From fishing and hunting to playing in the snow on four-wheelers, there are tons of activities for the whole family to enjoy. Bovill is a nice country getaway, away from all the hustle and bustle of Moscow.

### Elk River

Located approximately 17 miles from Bovill, Elk River is a small town in Clearwater County, Idaho. The population of Elk River was 120 in 2014. Elk River is a tight-knit community, surrounded by various recreational activity sites. There are numerous campgrounds surrounding Elk River, as well as the Elk Creek Reservoir. One of the popular attractions of Elk River is the Elk River Back Country Byway. This byway takes you through some gorgeous scenery where you can camp, boat, or fish.



10 +/- Acres  
4 Bed, 3 Bath  
3348 SF

10 acres of timbered sanctuary, surrounded by nature & privacy. Custom wood flooring & masonry, & updated kitchen w/granite. Looks over the canyon! Solarium & private deck. A must see home!



\$415,000

1810 Hwy 99, Troy  
MLS #TBD



1003 Beulah, Troy

3 Bed, 2 Bath, 1566 SF. Situated on 5.22 +/- acres, shop size: 30' x 40' with loft. Great views, pond & wildlife, & RV parking. MLS #98686377



1580 Johnson Rd, Deary

3 Bed, 2 Bath, 1809 SF. Huge shop! 30' x 70' shop. 8.27 +/- acres, strong well at 35 gpm, large exterior deck, new flooring & appliances. MLS #98685271



1043 Helmer Ln, Deary

3 Bed, 2 Bath, 2080 SF. Single level, 1.9 +/- acres, 24' x 30' garage PLUS large shop, 2 gas fireplaces & gas forced air. MLS #98686422



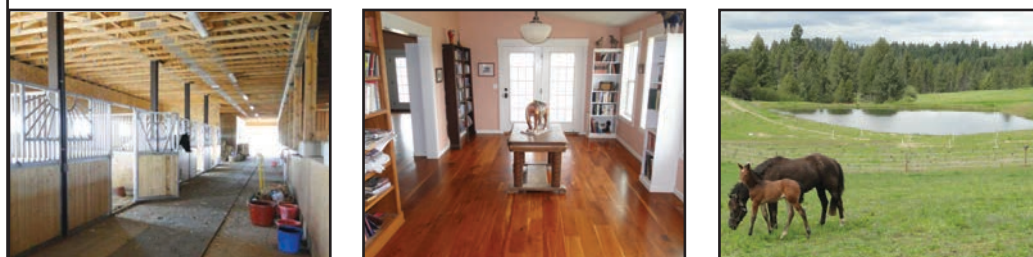
1054 Deer Rd, Deary

2 Bed, 2 Bath, 1152 SF. Beautifully updated home on 5.03 acres! Large barn, 2-car garage, numerous outbuildings, & garden space! New roof, insulation, & wiring done in 2017. MLS #98679329



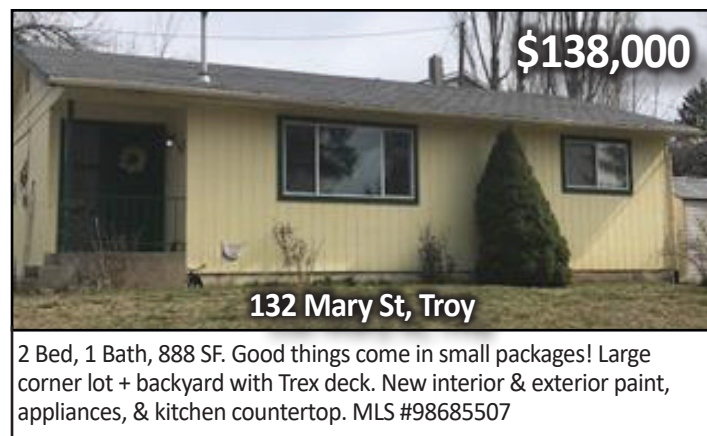
**108 +/- Acres!**  
**4236 SF Custom Home**

Gorgeous custom built home! Wood floors, custom oak cabinets, large windows, VIEWS, + huge master suite! Massive wrap-around porch, custom oak cabinets, 25,500 SF horse building, full-size indoor dressage arena, hay & equipment storage buildings.



**8.90 +/- Acres**  
**4 Bed, 3 Bath**  
**3062 SF**

Formal dining room, great room with high ceilings & French doors leading to outdoor haven. Huge 36' x 60' shop & attached 3-car garage. 24' x 40' barn with lean-to, heat, water, & stalls! Granite countertops & Cherry cabinets, gorgeous wood floors. Fenced & ready for your animals!



**New home, new adventure, new memories.**

Down payment grants for first time home buyers are available up to **\$5,000** based on income.

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Mortgage Center

p1fcu.org  
NMLS ID #527990

EQUAL HOUSING LENDER

828 W Pullman Rd. Moscow, ID

# Thinking About Selling?

Latah Realty is one of the longest running and the oldest continuously locally owned/managed real estate brokerage firms in Latah County. Our hardwork and dedication over the years has earned us the #1 spot in the number of properties sold in Latah County for five years running.

Latah Realty is the only real estate brokerage on the Palouse to have a magazine dedicated to showcasing their listings. The Parade of Homes is a magazine that Latah Realty creates for the community, as well as their sellers. Our listings are advertised in local newspapers, on social media, and around the globe posting to a variety of real estate and specialty websites – over 90 to be exact! Some of the most popular websites we post our listings to include Trulia, Zillow and Realtor.com.

Residential Sales Per City (Through March 31)	2017		2018	
	# OF SALES	AVG. PRICE	# OF SALES	AVG. PRICE
<b>MOSCOW</b>	39	\$208,927	49	\$240,284
<b>TROY</b>	6	\$202,541	1	\$214,000
<b>POTLATCH</b>	7	\$181,000	2	\$229,500
<b>GENESEE</b>	2	\$201,400	2	\$211,000
<b>DEARY</b>	2	\$159,150	3	\$192,333
<b>BOVILL</b>	1	\$36,000	2	\$80,950
<b>VIOLA</b>	-	-	-	-
<b>KENDRICK</b>	-	-	1	\$42,000
<b>ELK RIVER</b>	-	-	-	-
<b>HARVARD</b>	1	\$245,000	-	-
<b>HELMER</b>	-	-	-	-
<b>ONAWAY</b>	-	-	1	\$60,000
<b>PRINCETON</b>	-	-	1	\$540,000
<b>JULIAETTA</b>	-	-	1	\$277,875
<b>TOTALS</b>	58	\$176,288	63	\$208,794

## Owning a home is your dream, we have the expertise to make it happen.

Whether you're buying a first home, building a second or simply adding a little more space, Zions Bank has money to lend. We offer a broad range of first purchase, construction and home equity loans\* at competitive rates.

Contact your local Zions Bank Home Finance Professional:



**Tim Kirkland**  
NMLS: 494862  
(208) 301-1277  
tim.kirkland@zionsbank.com

**ZIONS BANK**

WE HAVEN'T FORGOTTEN WHO KEEPS US IN BUSINESS\*

\*Loans subject to credit approval. Terms and conditions apply. See local branch for details. NMLS# 467014  
A division of ZB, N.A. Member FDIC Equal Housing Lender

2171 Hwy 3,  
Deary  
#98675120

600 +/- acres.  
Over 200 acres of working farm ground, 3 ponds on the property, Bear Creek runs year round, power & a well already exist, improved road to top of property.

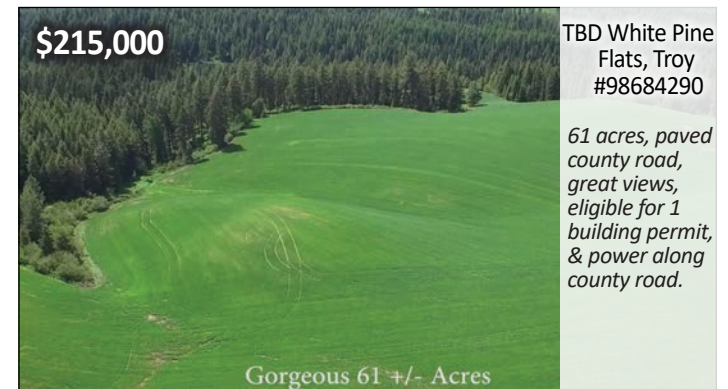


\$995,000



\$365,000

000 Deer Rd, Deary #98651889  
133.94 +/- acres. Gorgeous parcel w/flat & rolling topography. Big Bear Creek runs through the property. Currently in grass. Eligible for 1 building permit.

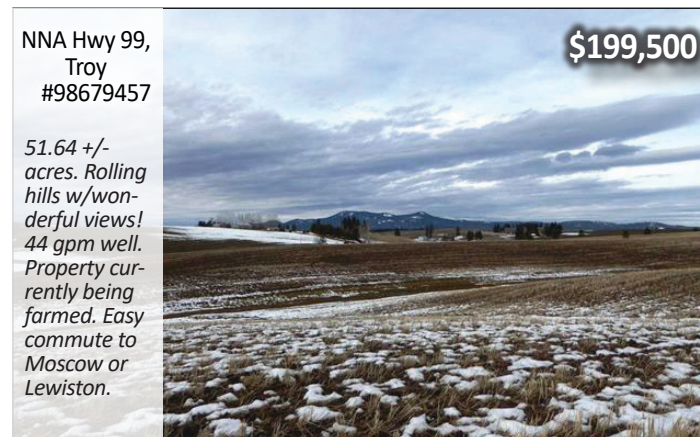


\$215,000

TBD White Pine Flats, Troy #98684290

61 acres, paved county road, great views, eligible for 1 building permit, & power along county road.

Gorgeous 61 +/- Acres



\$199,500

NNA Hwy 99, Troy #98679457

51.64 +/- acres. Rolling hills w/wonderful views! 44 gpm well. Property currently being farmed. Easy commute to Moscow or Lewiston.



\$115,000

TBD Drury Rd, Deary #98626770  
Very Nice 40 +/- acre parcel. Panoramic views, county road & power run along length of one side of the property.



\$115,000

000 Pleasant Hill Rd, Troy #98680959

23.85 acres, panoramic views, eligible for 1 building permit, great building site, paved county road



\$110,000

TBD East Rd, Deary #98661935  
Insert dream home here! This 30 acre parcel outside of Deary has views for miles & several nice building spots. Plenty of room for the outbuildings & critters, too!





\$100,000

TBD Drury Rd, Deary #98627036  
31.34 +/- acres. Great views, varied terrain, has large flat portion, nice pasture area with mature trees, & one building permit.



\$99,000

TBD Johnson Rd, Deary #98659746  
20 +/- acres. Nice parcel just off the paved county road outside of Deary. Offering rolling hills, views & a 20 GPM well already in place! Just needs your dream to be complete.



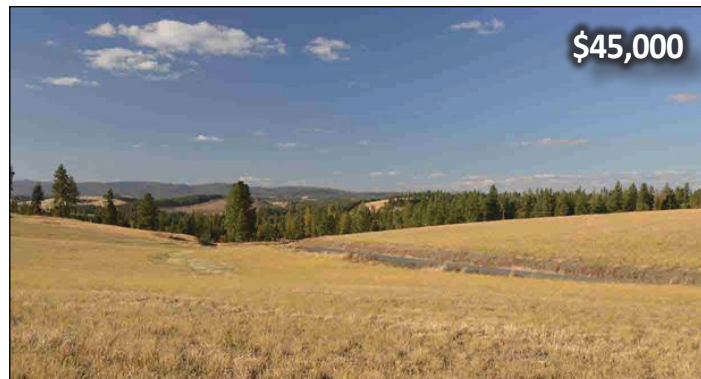
\$79,500

000 Pleasant Hill Rd, Troy #98680958  
10 acres, paved county road, power close, eligible for 1 building permit, perc test done



\$79,000

TBD Hwy 9, Deary #98685452  
8.02 +/- acres. Mix of rolling topography, timber, open space & views! Graveled driveway, eligible for a residential building permit. Wildlife & open spaces abound!



\$45,000

Little Bear Ridge Rd, Troy #98672709  
Beautiful 15 +/- acres. Good county road access, power nearby, 360 degree views, NOT ELIGIBLE FOR RESIDENTIAL BUILDING PERMIT.



\$59,500

TBD Hwy 3, Deary #98679072  
9.6 +/- acres. Ready to build your dream home! There is an unregistered well on property, & power at the highway.



\$19,000

000 5th St, Bovill #98685472  
Large 10,230 SF lot. Nice, level spot on top for your home, shop, and/or RV parking. Perfect lot for your weekend getaway. Baileys Bar, Camas Winery & City Park within walking distance.

# Troy Country Estates



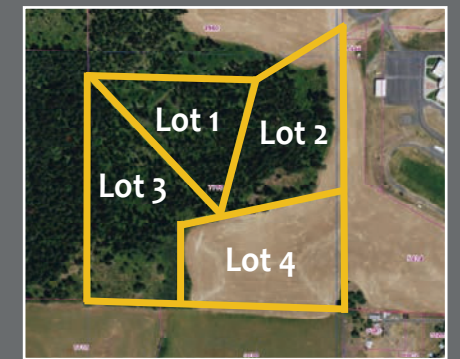
## Rachel St

- Lot 1: 5 +/- ac, \$62,000
- Lot 2: 5 +/- ac, \$65,000
- Lot 3: 4 +/- ac, \$72,000
- Lot 4: 4 +/- ac, \$80,000



## Highway 99

- All lots are 5 +/- acres
- All lots are \$75,000



## Big Meadow Rd

- Lot 1: 7 +/- ac, \$69,000
- Lot 2: 10 +/- ac, \$100,000
- Lot 3: 10 +/- ac, \$80,000
- Lot 4: 9 ac, \$130,000

- All the benefits of country living
- Open building sites
- Great views!
- Close to town
- Shared access road

All Property Lines are Approximate, Subject to Survey

## Potlatch

Potlatch is roughly 18 miles north of Moscow. The City of Potlatch has a population of over 800 people. The community of Potlatch began as a company town for Potlatch Forest, Inc., once boasting the world's largest White Pine sawmill in the United States (1906) with a booming forest industry. Along with the schools, Potlatch also has a public library, a local market, a gas station, a bank, a credit union and a few other businesses.

## Princeton

Princeton is located 3 miles from Potlatch. Princeton is an unincorporated town in Latah County, with a population of around 150 residents. Princeton has a post office, a tavern, a café, a church, and an auto repair shop. Being approximately 21 miles away from Moscow, Princeton is the perfect place for someone who wants to be away from the hustle and bustle of the city and enjoy the great outdoors.

## & Outlying Areas

Latah Realty is licensed throughout the entire state of Idaho. Occasionally we will have listings located outside of Latah County. Those listings can be found in this section.



## Harvard

Harvard is an unincorporated community in Latah County. Harvard has a post office, a RV park, and a restaurant named Hoodoo. Harvard is surrounded by the beautiful Northern Idaho landscape. You will find many camping and fishing sites surrounding Harvard, the most popular campsite being Laird Park Campground, which is located in the Saint Joe National Forest.

## Kendrick/Juliaetta

Located approximately 23 miles from Moscow, Kendrick is a town of about 300 residents. Only 4 miles away from Kendrick is Juliaetta, a town of around 600 residents. Both Kendrick and Juliaetta are towns in Latah County. On Highway 3, they are approximately halfway between Moscow and Lewiston. Two of Kendrick and Juliaetta's major employers are agricultural companies, George F Brocke & Sons Inc and CHS Primeland. Some of the other businesses include banks, local markets, medical and dental facilities, and dining options.



**16.732 +/- Acres**  
**6 Bed, 2.5 Bath**  
**3920 SF**

Stunning views in every direction! Surrounded by nature! Main floor has Maple hardwood floors, living room with wood stove, formal dining & kitchen with granite countertops & sliding door to wrap-around deck. Ready for your animals! Detached 2-car garage with work shop & lean-to, 3-stall shed, trail access & pond!

# A Must-See Country Getaway

**\$550,000**

**119 Twin Pines Ln, Grangeville**  
**MLS #98674498**

## Helping you finance your happily ever after

Whatever your home financing needs may be, I'm here to help you. With access to a broad selection of products and programs, homebuyer resources, and my support, you can feel confident that the home financing you choose will work through years of homeownership.

**I look forward to working with you throughout a lifetime of homeownership. Contact me today.**

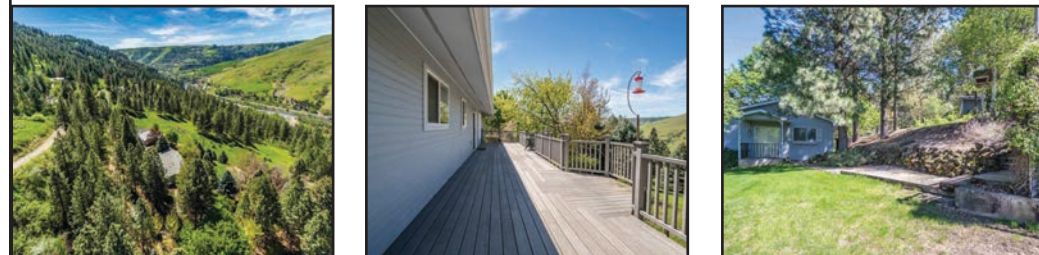
**Rachel Ellen Laine**  
*Home Mortgage Consultant*  
**Office: 208-883-5659, Cell: 208-874-2452**  
 rachel.e.laine@wellsfargo.com  
 www.wfhm.com/rachel-laine  
 NMLSR ID 1015986

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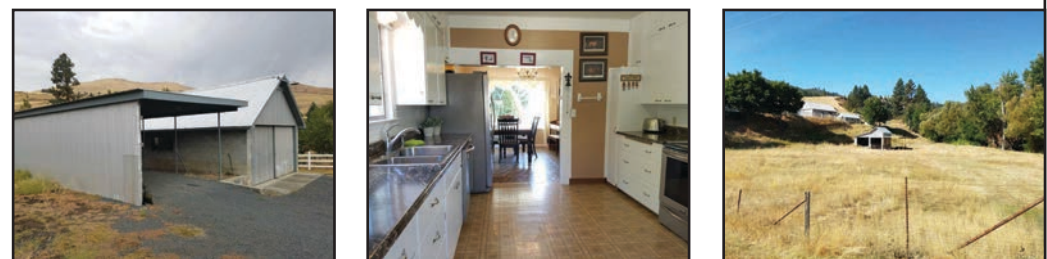
**31.80 +/- Acres**  
**4 Bed, 4 Bath**  
**2657 SF**

Room to roam! Garden space, area for horses, & so much more! Guest cottage, main floor features formal dining and living room, comfortable family room, private master suite. Huge 24' x 40' shop with concrete floor + tack shed. Land is a mixture of timber & open pasture, abundance of spring well water.



**2.16 +/- Acres**  
**2 Bed, 2 Bath**  
**1322 SF**

Charming hobby farm! Solidly built historic home conveniently located in town. Large windows, a wood burning fireplace, coffered ceilings, a cellar and a front porch swing, 2-car detached garage & carport, several livestock outbuildings! Fenced pasture, room for gardening.



**INLAND INSPECTIONS & TESTING, LLC**  
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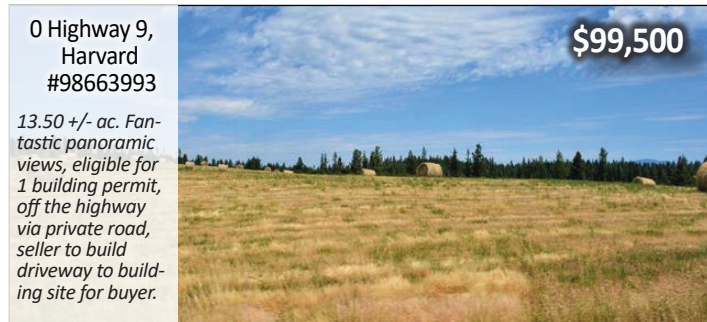
*Moscow, Pullman, Lewiston, Clarkston*

**208-310-0519 • WWW.IINSPECTANDTEST.COM**



**\$670,000**

TBD Vale Rd #3 & 4, Harvard #114564  
124.76 +/- acres. 2 building permits, Palouse River runs through it, forested hillsides & valleys, open meadows, hidden plateaus.



**\$99,500**

0 Highway 9, Harvard #98663993  
13.50 +/- ac. Fantastic panoramic views, eligible for 1 building permit, off the highway via private road, seller to build driveway to building site for buyer.



*The Spring Market Is In Full Bloom*

Call us today if you're ready to buy or sell.  
(208) 883-1525




**\$137,500**

5395 Hwy 95, Potlatch #98684642  
5.55 +/- acres. Nestled by the river & US Hwy 95. Great accessibility, scenery and location. Road, garage, power, 15 gpm well & septic approved.



**\$98,000**

NNA Hwy 95, Potlatch #98685187  
10.74 +/- acres. Located on Hwy 95. Several outbuildings. Small house being used as a rental. Possible for other rentals. Deep Creek borders the property.

WE NOW OFFER

**100% FINANCING**

WITH TWO HOME LOAN OPTIONS.

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Give me the chance to put my 20+ years of experience to work for you - I'd love to help you buy your next home.



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c: 360.701.1827  
rsmith@wsecu.org  
NMLS #379038

Equal Housing Opportunity



# Snowberry Lane Parcels

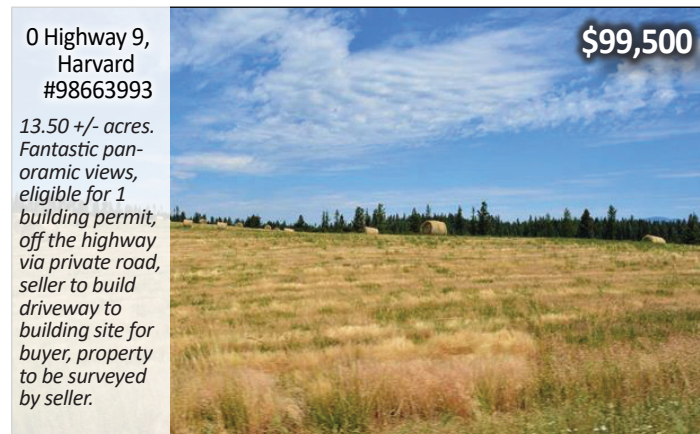


**SOLD SOLD**

Lot 10 Lot 11 Lot 12 Lot 13 Lot 24

- All Lots are 5 +/- Acres
- Price: \$35,000 - \$65,000
- Roads & Power to All Lots
- Borders Timber Ground
- Many ATV Trails
- Hunting & Hiking
- Located in Plummer

Benewah Creek Rd



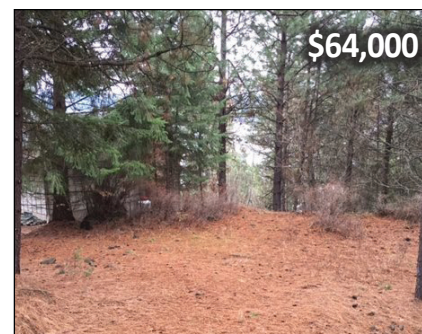
**\$99,500**

0 Highway 9, Harvard #98663993  
13.50 +/- acres. Fantastic panoramic views, eligible for 1 building permit, off the highway via private road, seller to build driveway to building site for buyer, property to be surveyed by seller.



**\$60,000**

5472 Hwy 95, Potlatch #98685162  
2.23 +/- acres. Commercial property along Idaho's busy Hwy 95! Great hwy access, visibility, power, high producing well! Shop has a car lift built into the floor.




**\$64,000**

TBD Cave Bay Rd, Worley #98678674  
Lot size: 20,560 SF, 1 deeded boat slip, 55 minutes to Moscow, 25 minutes to CDA, level building site, gorgeous lake views!



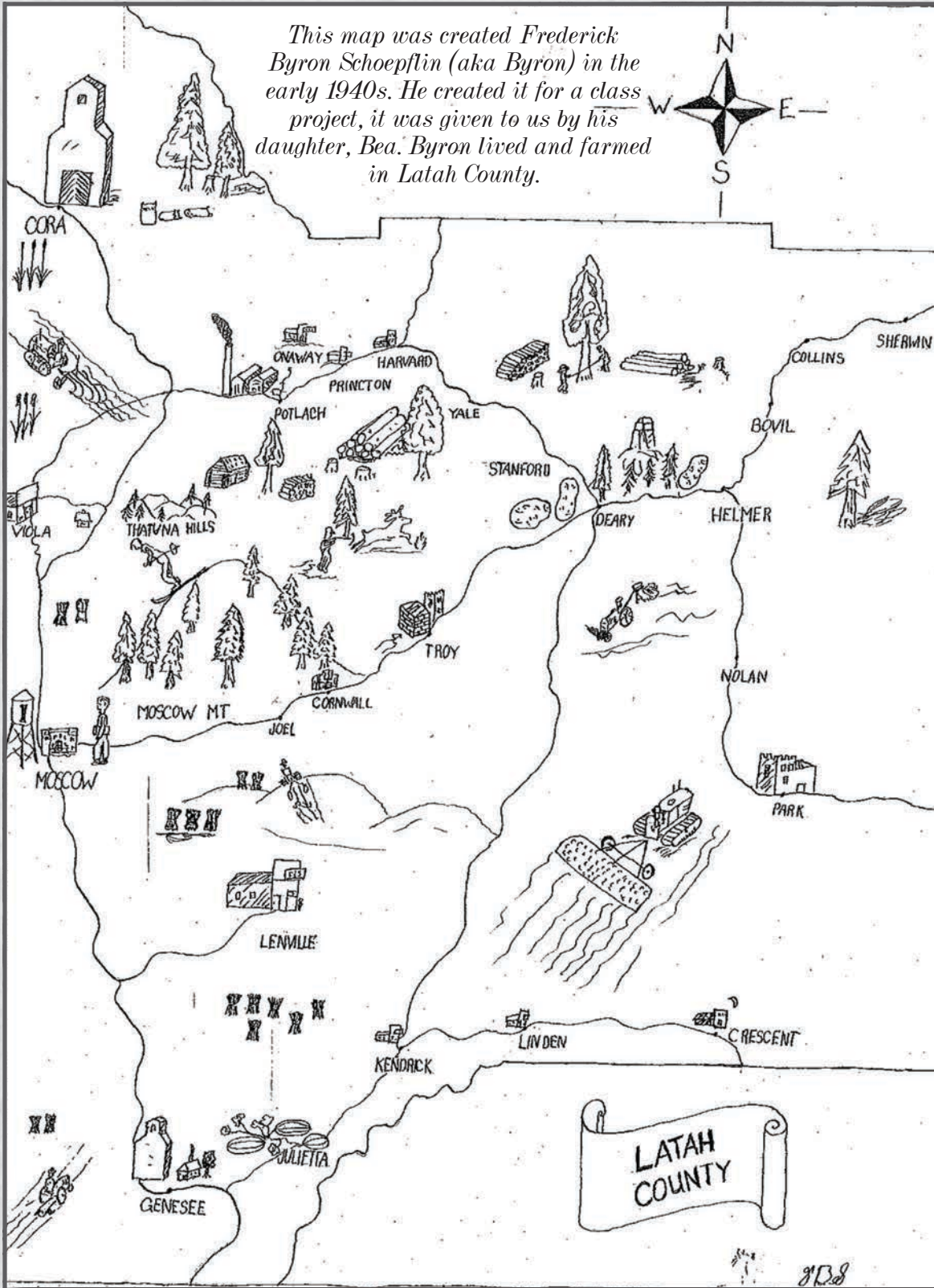
**\$19,500**

3418 Hwy 6, Princeton #98665842  
Lot size: 135' x 40'. Buildable, flat parcel, easy access to highway, has private well, eligible for 1 building permit, mature neighborhood.



**\$17,500**

TBD 3rd & McCall, Juliaetta #98632651/53  
Each lot is 0.24 +/- acre. Views over Juliaetta, access to utilities on a great southern exposure for your new home.



EQUAL HOUSING OPPORTUNITY

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