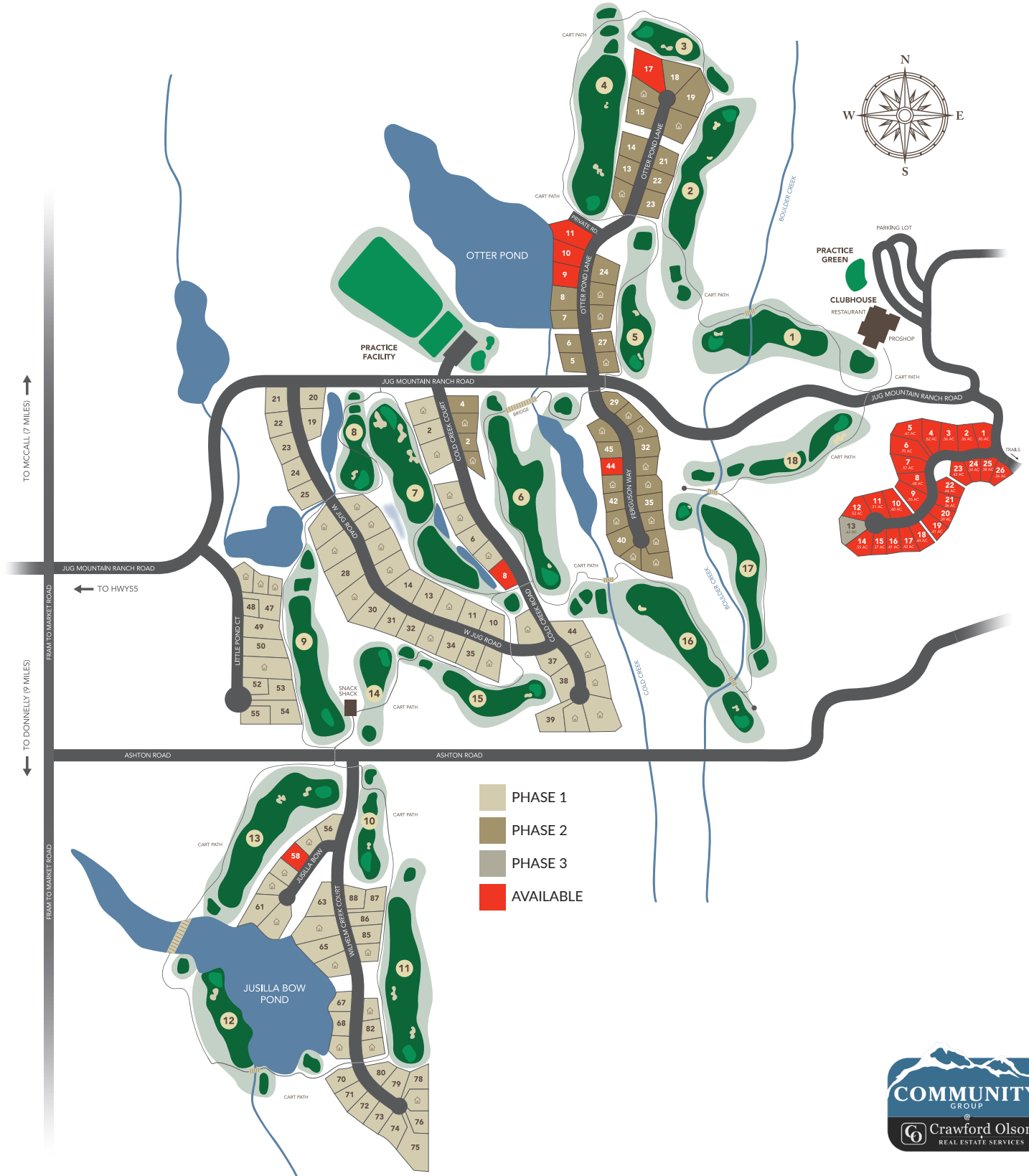




JUG MOUNTAIN RANCH
MCCALL, IDAHO

AVAILABLE PROPERTIES



For more information or to schedule a private tour:
Kate McMurray | 208.634.6801 | kate.communitygroup@gmail.com
Bob Crawford | 208.634.6927 | bob@crawfordolson.com
JUGMOUNTAINRANCH.COM

ADDRESS	PHASE/LOT	ACERAGE	VIEW	PRICE
231 Cold Creek Court	P1 LOT 8	0.45	Fairway	\$101,000
215 Jussila Bow Place	P1 LOT 58	0.45	Fairway	\$101,000
211 Ferguson Way	P2 LOT 44	0.48	Pond & Wetlands	\$108,000
309 Otter Pond Court	P2 LOT 9	0.65	Pond & Mountains	\$174,000
311 Otter Pond Court	P2 LOT 10	0.68	Pond & Mountains	\$168,000
313 Otter Pond Court	P2 LOT 11	0.85	Pond & Mountains	\$194,000
329 Otter Pond Court	P2 LOT 17	1.09	Fairway	\$100,000
TBD	P3 LOT 1	0.48	Forest	\$105,000
TBD	P3 LOT 2	0.53	Forest	\$110,000
TBD	P3 LOT 3	0.57	Forest	\$119,000
TBD	P3 LOT 4	0.52	Forest	\$135,000
TBD	P3 LOT 5	0.67	Fairway	\$219,000
TBD	P3 LOT 6	0.76	Fairway	\$160,000
TBD	P3 LOT 7	0.62	Fairway	\$170,000
TBD	P3 LOT 8	0.40	Fairway	\$180,000
TBD	P3 LOT 9	0.53	Fairway	\$190,000
TBD	P3 LOT 10	0.60	Fairway	\$195,000
TBD	P3 LOT 11	0.51	Fairway	\$209,000
TBD	P3 LOT 12	0.52	Fairway	\$219,000
TBD	P3 LOT 14	0.58	Forest	\$175,000
TBD	P3 LOT 15	0.37	Forest	\$135,000
TBD	P3 LOT 16	0.41	Forest	\$125,000
TBD	P3 LOT 17	0.42	Forest	\$119,000
TBD	P3 LOT 18	0.44	Forest	\$115,000
TBD	P3 LOT 19	0.41	Forest	\$118,000
TBD	P3 LOT 20	0.30	Forest	\$118,000
TBD	P3 LOT 21	0.30	Forest	\$115,000
TBD	P3 LOT 22	0.44	Forest	\$117,000
TBD	P3 LOT 23	0.42	Forest	\$117,000
TBD	P3 LOT 24	0.34	Forest	\$99,000
TBD	P3 LOT 25	0.38	Forest	\$98,000
TBD	P3 LOT 26	0.38	Forest	\$92,000

HOA ANNUAL DUES are \$1,320/year for either a house or a vacant lot. The HOA owns and maintains the Sewer and Water System and the Paved Roads. Roads are plowed by the HOA, driveways are not.

HOOK UP FEES are **ZERO**. A water meter at the time of construction is \$1,000.

SEWER AND WATER USE FEES are included in your HOA dues, up to a maximum of 10,000 gallons of water per month.

There is **no time limit to commence construction on your vacant lot**. Once you do begin construction you have 12 months to complete the exterior.

The **minimum house size** is 1,900 sf for single level and 2,250 sf for two story with a minimum 2 car garage. The exceptions are Phase 3 lots 15 through 26 where the minimum square foot-age is 1,500 sf for single level and 1,800 sf for two story.

Maximum lot coverage for construction is 20%. The formula for coverage is house and garage= 100%; decks and patios= 50% and driveways and walks = 35%. Phase 3 lots 15 - 26 allow for 30% coverage.

SETBACKS: Front yard= 25'; Rear yard= 25'; Side yard= 15' or a minimum equal to 30% of the lot width. Setbacks from wetlands= 15'.

HEIGHT LIMIT: 35 feet.

TRANSFER FEE: A non-Developer owned lot or house is charged a 2% of the purchase price transfer fee by the HOA.

GOLF: Public golf, privately owned golf course. Homeowners only may purchase season golf passes. Season runs from Memorial Day to mid-October.

WINTER TRAILS: Winter trail passes are included in property owner's HOA dues.

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