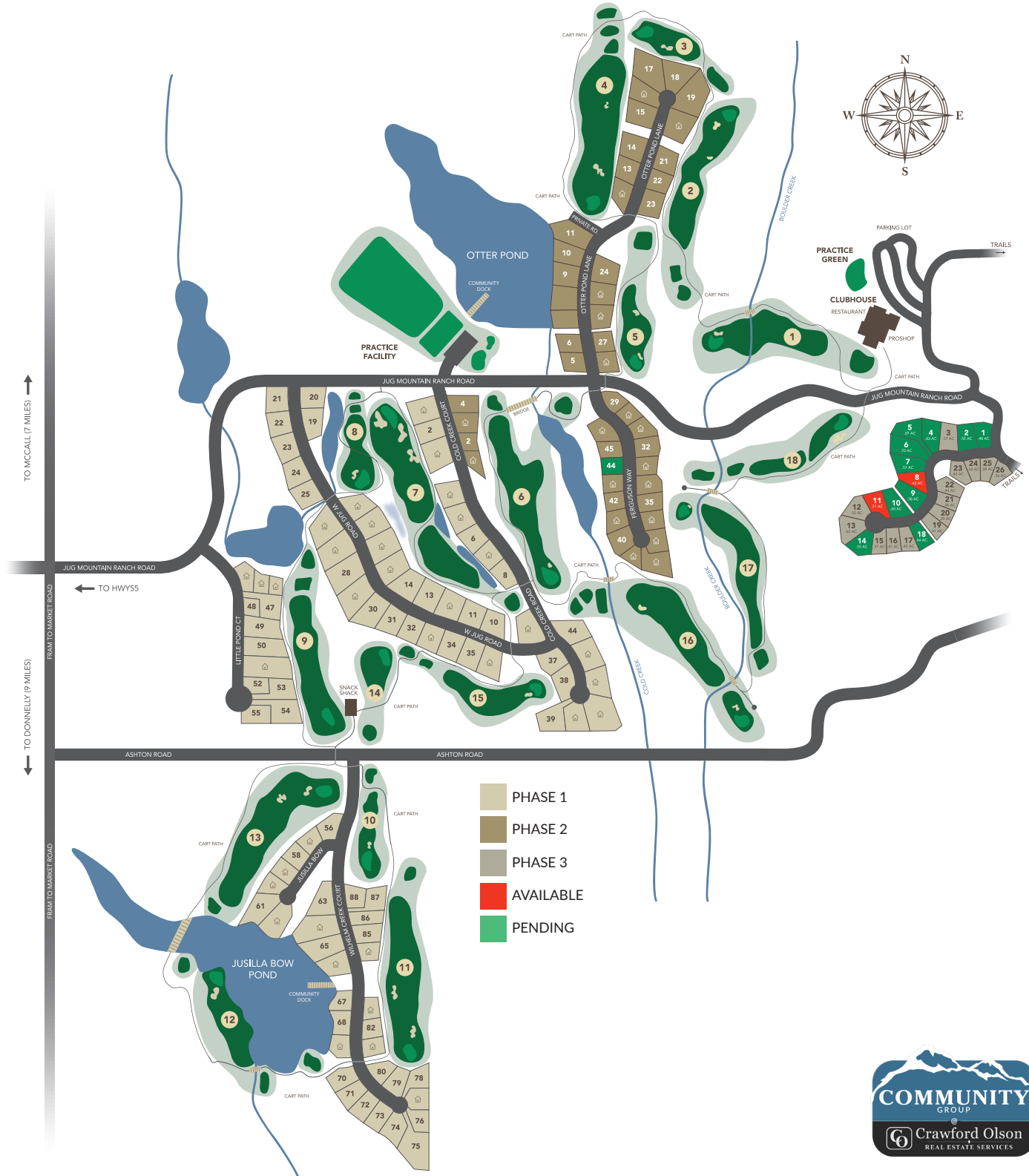




JUG MOUNTAIN RANCH
MCCALL, IDAHO

AVAILABLE PROPERTIES



For more information or to schedule a private tour:

Kate McMurray | 208.634.6801 | kate.communitygroup@gmail.com

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JUGMOUNTAINRANCH.COM

ADDRESS	PHASE/LOT	ACERAGE	VIEW	PRICE
211 Ferguson Way	P2 LOT 44	0.48	Pond & Wetlands	PENDING
8 Vernon Ct.	P3 LOT 1	0.48	Forest	PENDING
12 Vernon Ct.	P3 LOT 2	0.55	Forest	PENDING
20 Vernon Ct.	P3 LOT 4	0.62	Forest	PENDING
24 Vernon Ct.	P3 LOT 5	0.87	Fairway	PENDING
28 Vernon Ct.	P3 LOT 6	0.70	Fairway	PENDING
32 Vernon Ct.	P3 LOT 7	0.57	Fairway	PENDING
36 Vernon Ct.	P3 LOT 8	0.48	Fairway	\$169,000
40 Vernon Ct.	P3 LOT 9	0.58	Fairway	PENDING
44 Vernon Ct.	P3 LOT 10	0.60	Fairway	PENDING
48 Vernon Ct.	P3 LOT 11	0.51	Fairway	\$190,000
51 Vernon Ct.	P3 LOT 14	0.55	Forest	PENDING
35 Vernon Ct.	P3 LOT 18	0.44	Forest	PENDING

HOA ANNUAL DUES are \$1,500/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. For those constructing a new home, purchase of a water meter at the time of construction is \$1,000.

SEWER AND WATER USE up to 10,000 gallons of water per month are included in your HOA dues. If water usage exceeds 10,000 gallons per month, a fee will be assessed on the overage.

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

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 footage 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 is 35 feet in accordance with current Valley County code.

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

GOLF: Jug Mountain Ranch is a privately owned golf course open to the public. Homeowners may purchase season golf passes. Season runs from Memorial Day to mid-October.

TRAILS: Jug Mountain Ranch is home to world-class, year-round trails. Hiking and mountain biking in the summer give way to groomed Nordic and fat biking trails in the winter. Usage of all trails is included in property owner's HOA dues.

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