

39* FINISHED GOLF COURSE LOTS

TIMBERSTONE ESTATES

Caldwell, ID

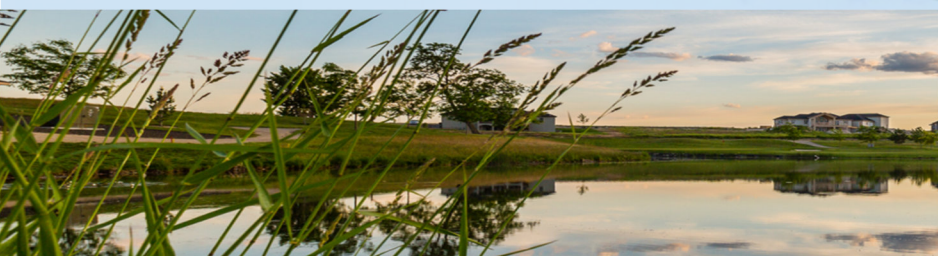


FOR SALE BY OWNER SUMMERWIND PARTNERS, LLC

- **39* FINISHED LOTS WITH UTILITIES STUBBED TO LOT**
- **OWNER WILL WORK WITH BUILDER ON A BULK SALE OR ROLLING TAKEDOWN**

For sale are 39* finished lots in Timberstone Estates, Lot sizes range from ± 0.64 acres to ± 0.97 acres. Average lot size is ± 0.7413 acres. These lots are fully finished and ready to build on. The golf course opened in July 2011 and was named one of the Top 12 New Golf Courses by Golf Digest.

* **SUBJECT TO CHANGE - 2 LOTS PENDING IN ESCROW**



CONTACT US

SUMMERWIND PARTNERS, LLC (Owner) • KRIS TEMPLETON • (702) 873-6700 ext 123 • KT@ktri.biz
LAND ADVISORS (Our In-State Broker) | TYLER JOHNSON | (208) 866-3579 | TJohnson@landadvisors.com

The information contained herein is for general information purposes only and is subject to change. The Owner reserves the right to make changes to the Property from time to time. Enclosed information should be verified by an independent study of the recipient prior to purchase or execution of legal documents.

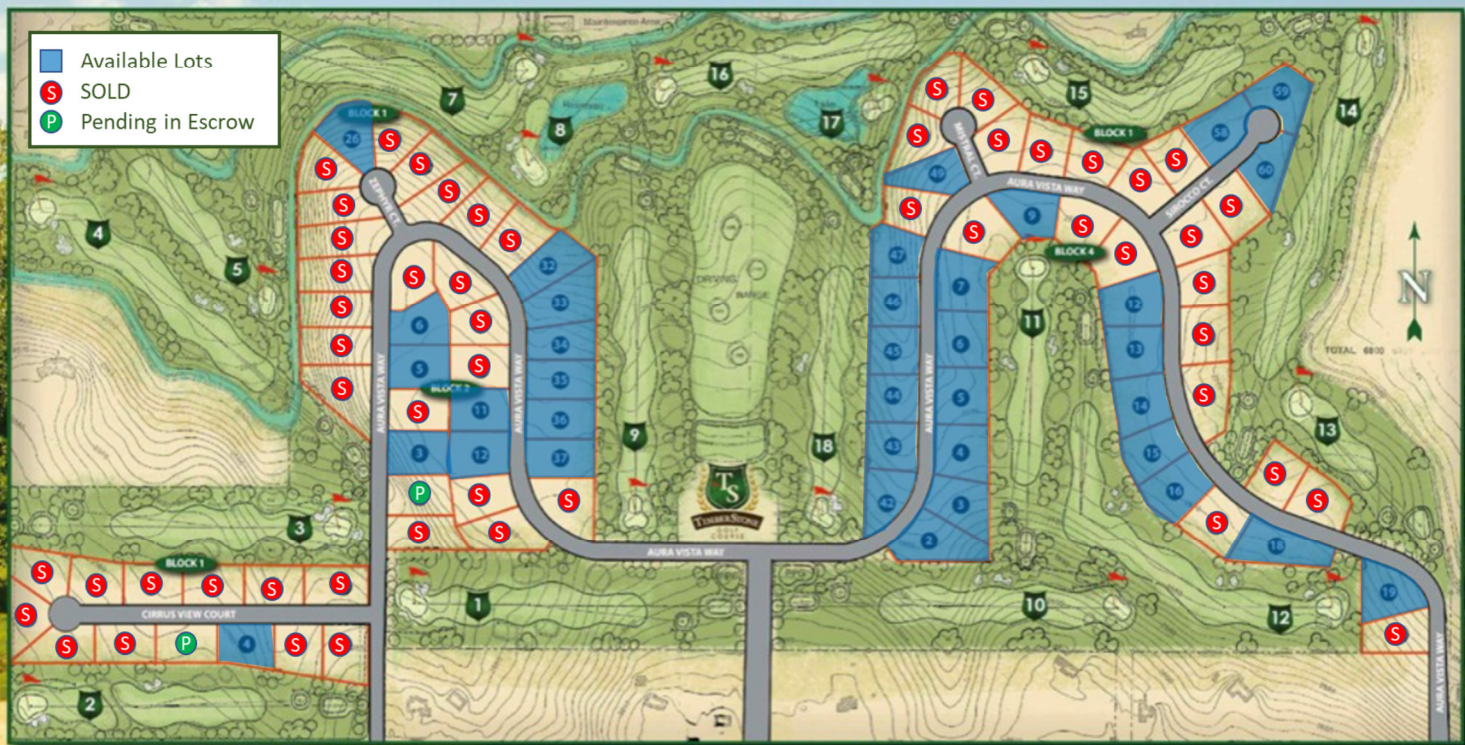
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Summer Wind at Orchard Hills
Marketed as:

TimberStone Estates



LOT	BLOCK	PHASE	APN	ADDRESS	LIST PRICE
4	1	1	R36544103	22909 Cirrus View Court	\$ 72,500
5	1	1	R36544104	22911 Cirrus View Court	\$ 72,500
26	1	1	R36544121	22745 Zephyr Court	\$ 105,000
32	1	1	R36544127	22714 Aura Vista Way	\$ 98,000
33	1	1	R36544128	22636 Aura Vista Way	\$ 98,000
34	1	1	R36544129	22624 Aura Vista Way	\$ 95,000
35	1	1	R36544130	22618 Aura Vista Way	\$ 95,000
36	1	1	R36544131	22612 Aura Vista Way	\$ 95,000
37	1	1	R36544132	22608 Aura Vista Way	\$ 95,000
42	1	2	R36544149	22489 Aura Vista Way	\$ 95,000
43	1	2	R36544150	22485 Aura Vista Way	\$ 95,000
44	1	2	R36544151	22479 Aura Vista Way	\$ 95,000
45	1	2	R36544152	22475 Aura Vista Way	\$ 95,000
46	1	2	R36544153	22469 Aura Vista Way	\$ 95,000
47	1	2	R36544154	22465 Aura Vista Way	\$ 95,000
49	1	2	R36544156	22385 Mistral Court	\$ 95,000
58	1	2	R36544165	22338 Sirocco Court	\$ 110,000
59	1	2	R36544166	22334 Sirocco Court	\$ 110,000
60	1	2	R36544167	22328 Sirocco Court	\$ 110,000
2	2	1	R36544135	22882 Aura Vista Way	\$ 80,000

LOT	BLOCK	PHASE	APN	ADDRESS	LIST PRICE
3	2	1	R36544136	22876 Aura Vista Way	\$ 80,000
5	2	1	R36544138	22868 Aura Vista Way	\$ 80,000
6	2	1	R36544139	22864 Aura Vista Way	\$ 80,000
11	2	1	R36544144	22615 Aura Vista Way	\$ 80,000
12	2	1	R36544145	22609 Aura Vista Way	\$ 80,000
2	4	2	R36544175	22492 Aura Vista Way	\$ 110,000
3	4	2	R36544176	22488 Aura Vista Way	\$ 100,000
4	4	2	R36544177	22484 Aura Vista Way	\$ 100,000
5	4	2	R36544178	22476 Aura Vista Way	\$ 100,000
6	4	2	R36544179	22470 Aura Vista Way	\$ 100,000
7	4	2	R36544180	22462 Aura Vista Way	\$ 100,000
9	4	2	R36544182	22359 Aura Vista Way	\$ 100,000
12	4	2	R36544185	22235 Aura Vista Way	\$ 100,000
13	4	2	R36544186	22229 Aura Vista Way	\$ 100,000
14	4	2	R36544187	22225 Aura Vista Way	\$ 100,000
15	4	2	R36544188	22215 Aura Vista Way	\$ 100,000
16	4	2	R36544189	22209 Aura Vista Way	\$ 100,000
18	4	2	R36544191	22201 Aura Vista Way	\$ 105,000
19	4	2	R36544192	22109 Aura Vista Way	\$ 105,000
TOTAL					\$3,721,000

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