

LUXURY  
HOMES

NORTH IDAHO

# IMPRESSIVE RUSTIC SANCTUARY AT THE FALLS AT HAYDEN LAKE

## WHY CHOOSE THE FALLS AT HAYDEN LAKE?

- There are more than 16 acres of common areas for residents to enjoy and can be reserved for private events.
- A stunning waterfall cascades off the upper cliff, with hiking trails, covered pavilions, firepits, and picnic areas below.
- There are two scenic and well-maintained hiking trails that take you through forests to the lower park and marina.
- The ski resort-style gondola takes residents to the waterfall, plus the lower park, pavilions, trails, waterfront and marina.
- Design requirements make building a home much more affordable than other gated North Idaho neighborhoods.
- The Falls was carefully planned to create a harmonious balance between preservation of environment and comfortable lakeside living for just 46 lucky families.
- The Falls is located just minutes to town, provides convenience, security and privacy.
- An oversized covered boat slip is INCLUDED with each homesite and can be used as soon as you close on a lot or home. Built-in paddleboard racks and individual lake-gear lockers make it convenient to store your equipment on the dock.
- There is over 1500' of pristine south-facing deep-water shoreline on beautiful Hayden Lake.
- Affordable HOA dues cover snow removal plus maintenance of the many on-site amenities and common areas.
- Homesites are arranged with careful consideration given to the protection of view corridors.

*The Falls at  
Hayden Lake is  
what happens when  
you blur the lines  
between development  
and conservation.*



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## PARADE OF HOMES AWARD WINNER AT THE FALLS AT HAYDEN LAKE

Boasting the BEST VIEWS in the BEST LOCATION on Hayden lake. The Falls is a very special neighborhood, with BOAT SLIP INCLUDED for each homesite, as well as shared use of the other community amenities, including parks, pavilions, manicured trail system and NORTH AMERICA'S ONLY PRIVATE/DEVELOPMENT-OWNED ENCLOSED GONDOLA. The 4,476 sq. ft. floor plan includes 5bd/3.5ba, a gourmet kitchen with large center island and walk-in pantry, great room with soaring ceilings, main floor master bedroom suite and office (5th bdrm) plus a lower level family room. If you've ever considered making The Falls "home," don't wait.

### SPECIAL FEATURES & HIGHLIGHTS:

- Built in 2018 by Aspen Homes
- Grand front entry with soaring ceilings & stunning lighting
- Massive gourmet kitchen includes a large farm sink, hand crafted island prep station with seating for 4 and unique custom cabinets with timeless granite countertops
- Top-of-the-line stainless steel kitchen appliances include 6-burner gas stove with griddle, oversized fridge/freezer, and 2 dishwashers making it perfect for entertaining
- Butlers pantry offers even more space for family organization, storage, 2 wine chilling drawers and espresso maker
- Spacious living room w/gorgeous floor-to-ceiling stone surrounding the gas fireplace and large windows allowing for abundant natural light and breathtaking lake views
- Formal dining room as well as casual built-in dining room with Hayden Lake views
- Oversized main floor master suite with fireplace, double walk-in California closets, a luxurious bath with dual vanities and elegant granite countertops, walk-in shower and stunning stand alone washtub
- Large laundry room on the main floor with built-in cabinets offering tons of storage
- The 2-story high bridge-like walkway is encompassed by a one of a kind metal railing overlooking the living room below
- Massive ebony beams throughout compliment the wood floor and rich cabinets
- Upper level includes two additional bedrooms w/shared Jack-n-Jill bath, spacious walk-in closets and private outdoor deck
- Lower level bonus room provides an additional flex space with many possible options - family room, play area, exercise space, craft/hobby room, media room, etc
- Lower level includes a bedroom and bathroom offering a more private space for guests
- Impressive approach with large driveway and side-entry 3 car garage
- The large covered patio highlights the gorgeous Hayden Lake views
- Incredible outdoor space with towering pines, park-like landscaping, adjacent to the waterfall, private fire pit overlooking the water, easy access to the lake and all that The Falls has to offer
- Close to Hayden Lake Country Club, Avondale Golf Course, restaurants & more

### 3D MATTERPORT TOUR:

<https://my.matterport.com/show/?m=Mm7PxkKT5it>

### TOUR FACTORY PHOTO SLIDESHOW:

<https://www.tourfactory.com/2074796>



# 10924 N. MCCALL FALLS DR. | HAYDEN

5 bed | 3.5 bath | 4,476 sq. ft. | 0.77 acres | 3 car garage