

LUX
URY
HOMES

NORTH IDAHO



THUNDER RANCH

▷ SCENIC SOLITUDE & OLD WORLD CHARM ◀

THUNDER RANCH ON LAKE PEND OREILLE

Superbly sited above Bottle Bay on over 48 acres of North Idaho splendor, this epic estate includes 1,600' of lake frontage and six distinctive dwellings all with sweeping lake & mountain views.

Fully-furnished & move-in ready... The main home boasts 14,000+ sq ft with 4 bedrooms, 7 baths and ample living & entertaining space. A nearby bunk house, overlooking the infinity pool & spa, and guest houses are ideal for extended-stay family & friends.

The ranch includes a stable with living quarters and fitness room, fenced pastures, barns/shops, orchard, caretaker's house, business office and more.

Incredible craftsmanship and design create comfortable and inviting living spaces through the use of reclaimed barnwood, logs and beams, natural stone fireplaces, custom designed tile, ultra-fine furniture, fixtures and finishes, authentic artifacts, unique fine art & decor.

Comfortably tucked between the Cabinet & Selkirk mountain ranges and surrounded by national forest, you'll find privacy & security of utmost importance. Complete with secure, gated access and video surveillance system.

Close to Sandpoint and local airport with private jet access. If you venture outside the gates of this extraordinary ranch, you'll find yourself just moments from Schweitzer Mountain Resort, hunting, fishing, biking, golf, museums, art galleries, boutique shopping and great restaurants.





14,000+ sq ft main house with 4 bedrooms, 7 baths (4 full, 3 half) each with unique custom fixtures & finishes. Extensive video surveillance system for added security and monitoring from near or far.



Sunroom and several sitting areas with incredible lake & mountain views.



The gourmet chef's kitchen includes 4 ovens, Wolf range with griddle and Sub Zero refrigerator. Molded copper countertops compliment the distressed custom cabinets.



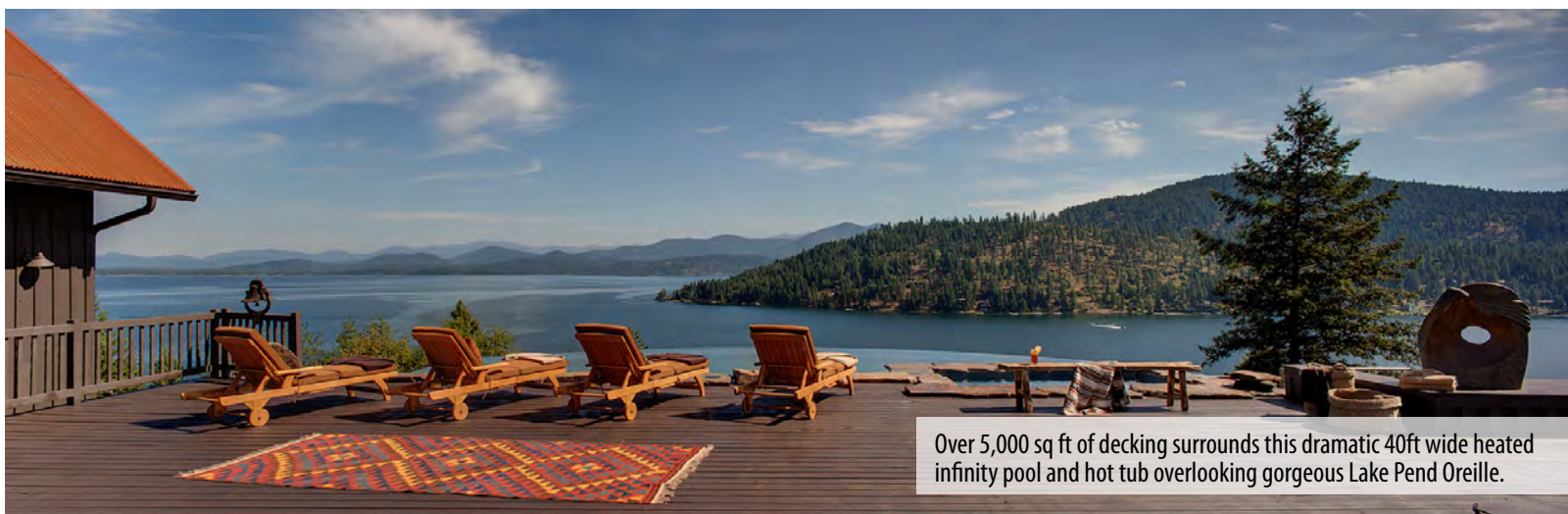
Spanning nearly 20 feet, this old-world hand laid stone fireplace (one of 14 throughout the property) is complimented by the massive elk antler chandeliers in the family/media room.



Family/media room with massive stone fireplace and retractable patio doors for maximum indoor/outdoor living. 100"+ screen with Krell sound system & state-of-the-art electronics and custom remote lighting.



Luxurious main floor master retreat offers complete privacy and gorgeous lake views. Stone fireplace, barnwood walls, massive cedar lined walk-in closet, steam sauna, walk-in shower and nickel soaker tub provide a tranquil escape.



Over 5,000 sq ft of decking surrounds this dramatic 40ft wide heated infinity pool and hot tub overlooking gorgeous Lake Pend Oreille.



The Bunk House sits adjacent to the main house sharing the poolside deck and fireplace.



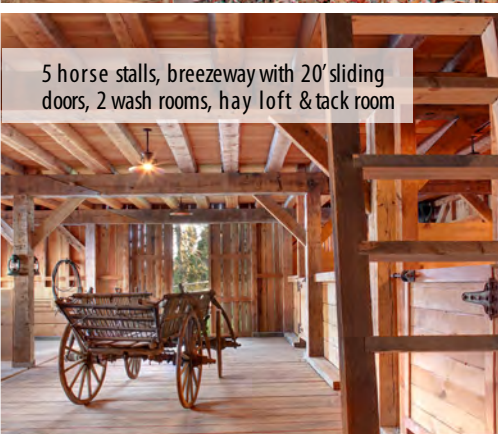
The 4 hand made bunk beds, kitchenette, massive stone fireplace with cozy living room, custom crocodile skin bar stools & surround sound make this an ideal place for extended stay guests.



Fall asleep by the fire in the fully-equipped guest house. No details spared in the full kitchen with Viking appliances, custom lighting, entertainment system & gorgeous views.



Business Office with 4 work stations, high-speed internet & 7 voice lines includes full kitchen, bathroom, fireplace and incredible views.



5 horse stalls, breezeway with 20' sliding doors, 2 wash rooms, hay loft & tack room

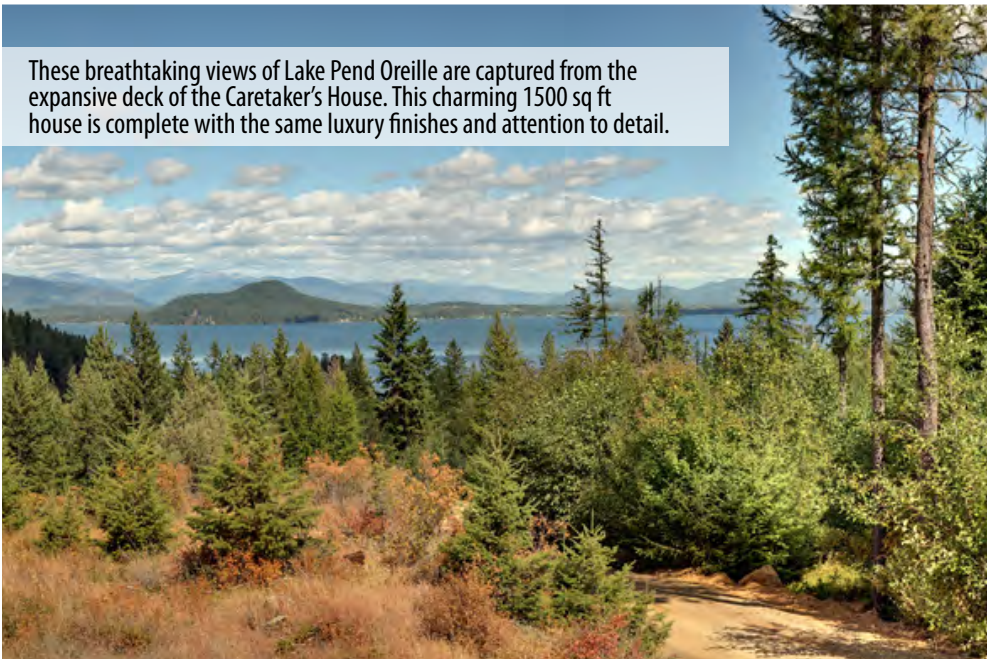


The stable quarters feature a lower level kitchenette, half bath & living area with fireplace, plus an upper level fully-equipped fitness room with sauna/massage room and full bath, master bedroom/bath, full kitchen and spacious living room.



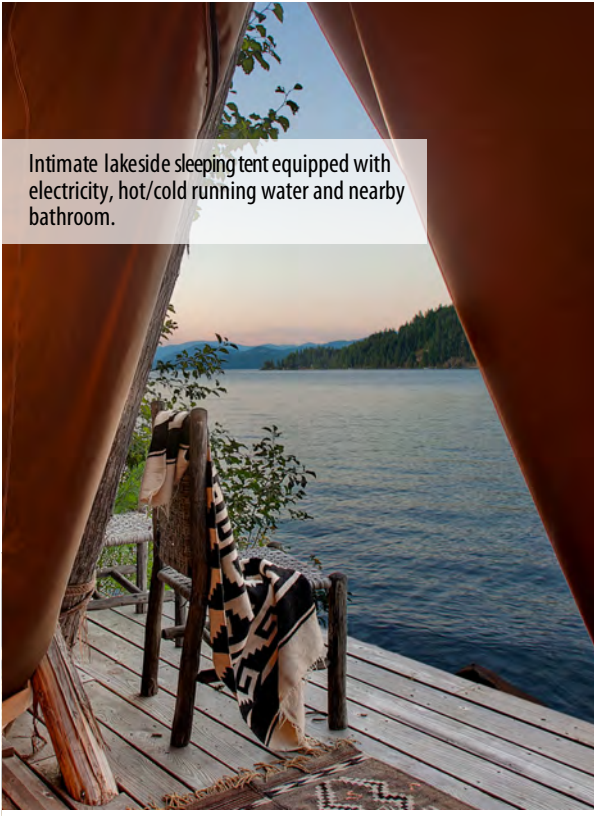
Four fully-fenced pastures for a variety of livestock and/or rotating potential

These breathtaking views of Lake Pend Oreille are captured from the expansive deck of the Caretaker's House. This charming 1500 sq ft house is complete with the same luxury finishes and attention to detail.

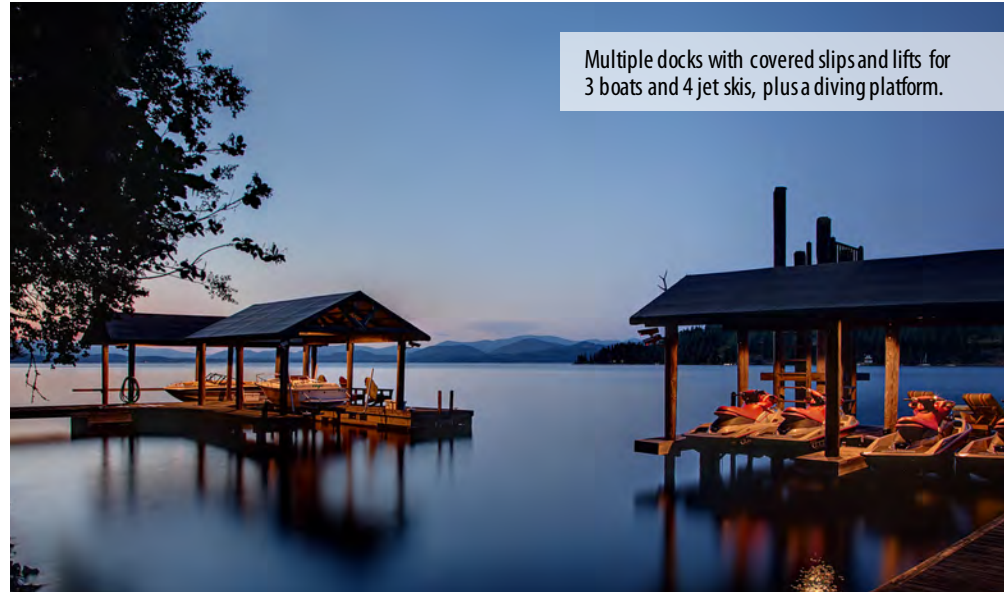


Caretaker's House with 2 bed/1 bath, open concept living with stone fireplace. Two 30'x35' shops provide plenty of insulated/heated storage and workspace.

Intimate lakeside sleeping tent equipped with electricity, hot/cold running water and nearby bathroom.



Multiple docks with covered slips and lifts for 3 boats and 4 jet skis, plus a diving platform.

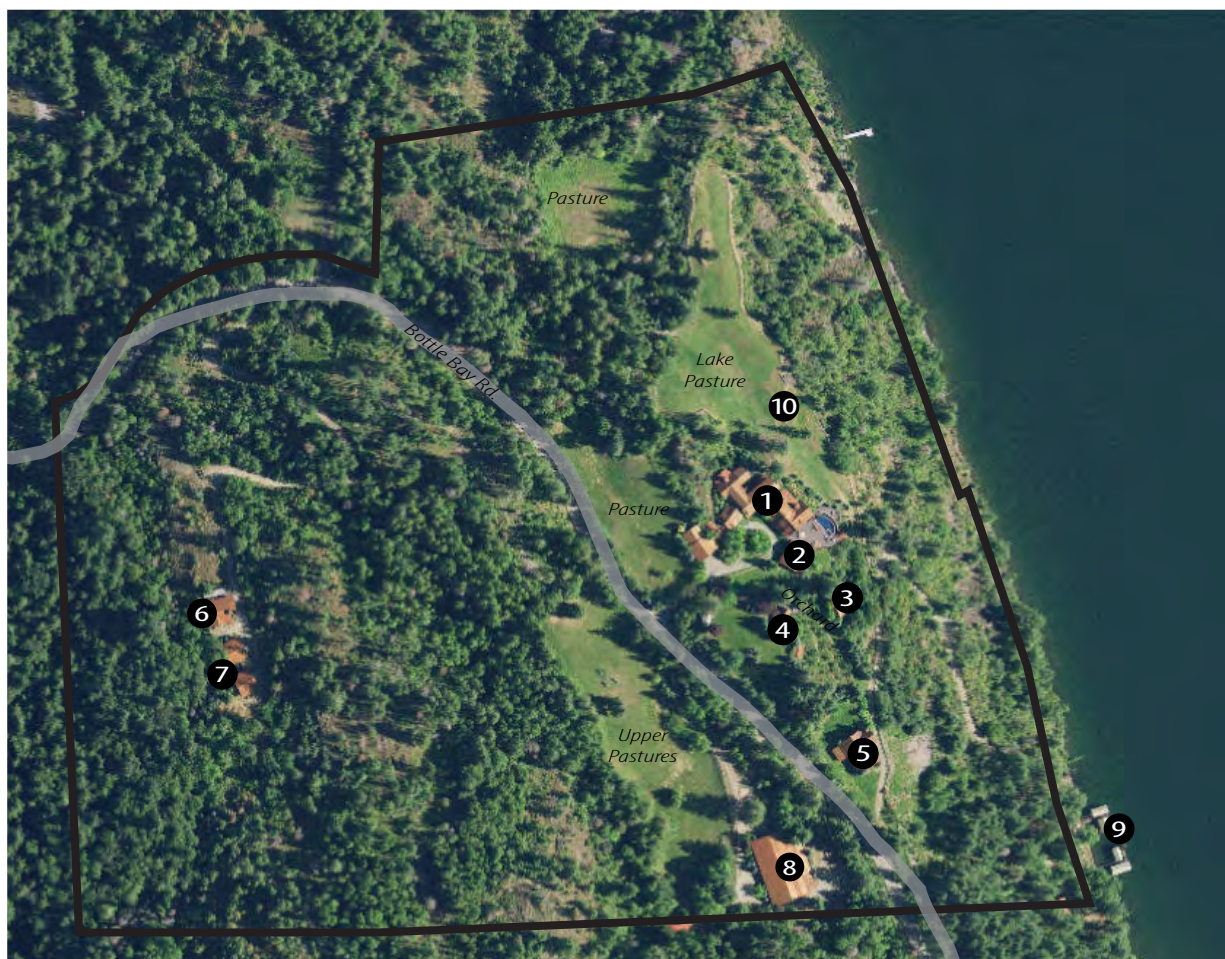
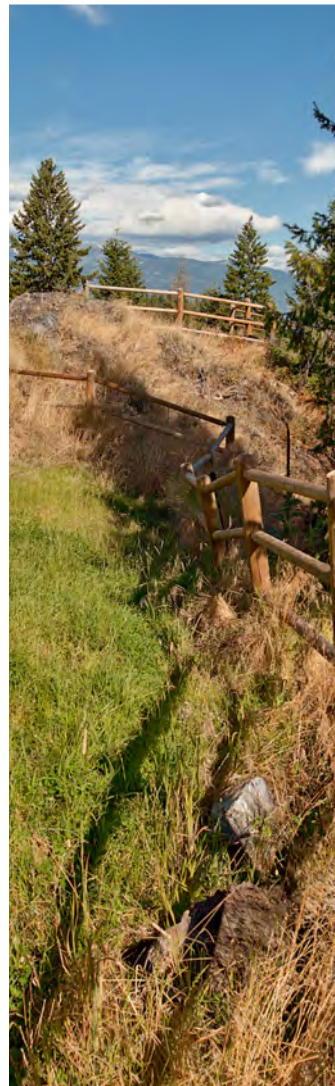


Along the waters edge sits a seasonal furnished tent, complete with running water, living & dining areas and a master bedroom. There are ample opportunities for enjoyment including the lakeside firepit and BBQ, docks, stone steps into the water and plenty of room for toys.



ADDITIONAL FEATURES & DETAILS:

- Thunder Ranch encompasses 48.46 acres (8 parcel total) with 1,600' of Lake Pend Oreille frontage
- Upper level game room with shuffleboard, foosball, darts, ping pong and more
- Upper level guest bedroom suites (3 total) each with unique furnishings and custom designed bathroom finishes
- Wine cellar on the lower level with large safe for valuables, and large storage room for outdoor furniture
- Infinity pool with 18' waterfall and spa, large entertaining deck with massive stone fireplace and BBQ area
- Massive barn (7,200 sq ft) provides storage for tractors, snowmobiles, boats, trailers and more. Centrally located & fully-equipped with lighting & cement floors. Separate shop area with dedicated heat & generator.
- Detached heated garage and shop adjacent to main home with laundry, workshop and upper level storage
- Fully-fenced perimeter with four separate fenced-in pastures for stock rotation
- Orchard and gardens contain apples, raspberries, grape vines and more
- Ample walking/riding trails throughout the ranch and neighboring US Forest Service property
- Equipped with back-up automatic generators to power the entire property in the event of an outage
- High-speed internet, WI-FI & telephone run throughout the ranch (property wired for over 25 potential lines)
- Propane tanks housed in storage buildings (6 total, 500-1000 gal each) Main heat source for entire property
- Five wells on site for domestic & irrigation water. Underground water processing plant conditions the domestic water for use in the pool & all houses
- Bottle Bay Recreational Water & Sewer provides sewer service to the entire property
- Secure access with 4 automated gates, each with a distinctive copper hue & stag head sculpture adornments
- Approximately 80 miles from Spokane Int'l Airport & 15 miles to Sandpoint Airport w/private jet access
- Helipad on property below the main house for convenient transport to/from the airports



THUNDER RANCH SITE MAP

- ❶ Main House
- ❷ Bunk House
- ❸ Business Office
- ❹ Guest House
- ❺ The Stable
- ❻ Caretakers House
- ❼ (2) 30'x 50' Shops
- ❽ 7200 Sq Ft Shop
- ❾ Private Docks & Waterfront Tent
- ❿ Helipad



NORTH IDAHO



COLDWELL BANKER

SCHNEIDMILLER
REALTY

GREG ROWLEY

LUXURY PROPERTY SPECIALIST

208.659.6527
growley@cbidaho.com
LuxuryHomesNorthIdaho.com



MATT BAINE

LUXURY PROPERTY SPECIALIST

208.819.2928
mbaine@cbidaho.com
LuxuryHomesNorthIdaho.com