

INTRODUCING



BLACK ROCK

FLATS

— IDAHO —

THE CLUBHOUSE. A CHIP SHOT AWAY.

SIXTEEN LUXURY FLATS | PREMIER LAKE VIEWS





BLACK ROCK  
**FLATS**  
— IDAHO —



SITE PLAN  
ELEVATION 2,600'



# UPPER FLATS

2 BEDROOM | 2.5 BATHROOM | FLEX ROOM

MOUNTAIN MODERN INTERIOR FINISHES

2,087 SQ FT





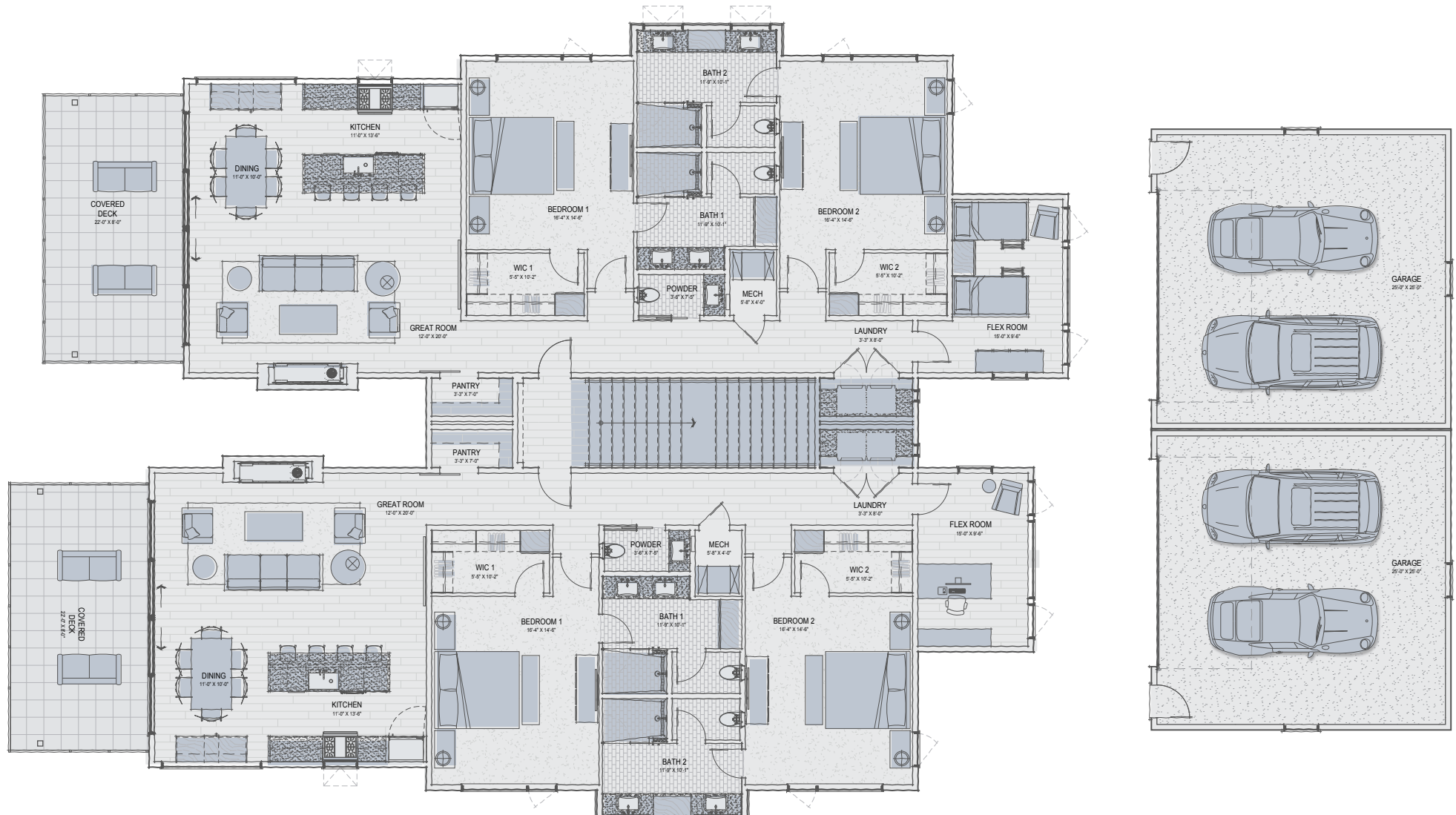
# UPPER FLAT SPECS

## 2,087 SQ FT

GOLF CART GARAGE - 80 SF

DETACHED 2 CAR GARAGE - 676 SF

COVERED PATIO - 276 SF





## UPPER FLAT SPECS

# 2,087 S Q F T

GOLF CART GARAGE - 80 SF  
DETACHED 2 CAR GARAGE - 676 SF  
COVERED PATIO - 276 SF

### INCLUDES:

- Flex room – ideal for office or bunk room
- 15' vaulted great room beamed ceiling
- Wood tongue & groove ceiling in great room
- 12' vaulted beamed ceilings in bedroom suites
- Concrete paver deck
- Quality cabinetry throughout with Blum soft close hardware
- Upgraded plumbing fixtures, tile, hardware and countertops
- Colored sand finish concrete walks and golf cart paths
- Anderson Windows & Western Doors – Contemporary profiles
- Gas stubs to decks and terraces for BBQ
- Standing seam metal roofs – Black
- Detached 2-car garage per unit with oversized 18' garage doors with side-entry “man” door for convenience
- Metal pivot door into common area with oversized pivot doors into each unit
- Commercial grade shared hot water system to cut down on overall energy usage
- High efficiency variable speed HVAC equipment per unit
- All units pre-wired for security, network and A/V
- Linear fireplace with metal/ship-lap accent
- Engineered for maximum sound deadening



# LOWER FLATS

2 BEDROOM | 2.5 BATHROOM

MOUNTAIN MODERN INTERIOR FINISHES

1,961 SQ FT

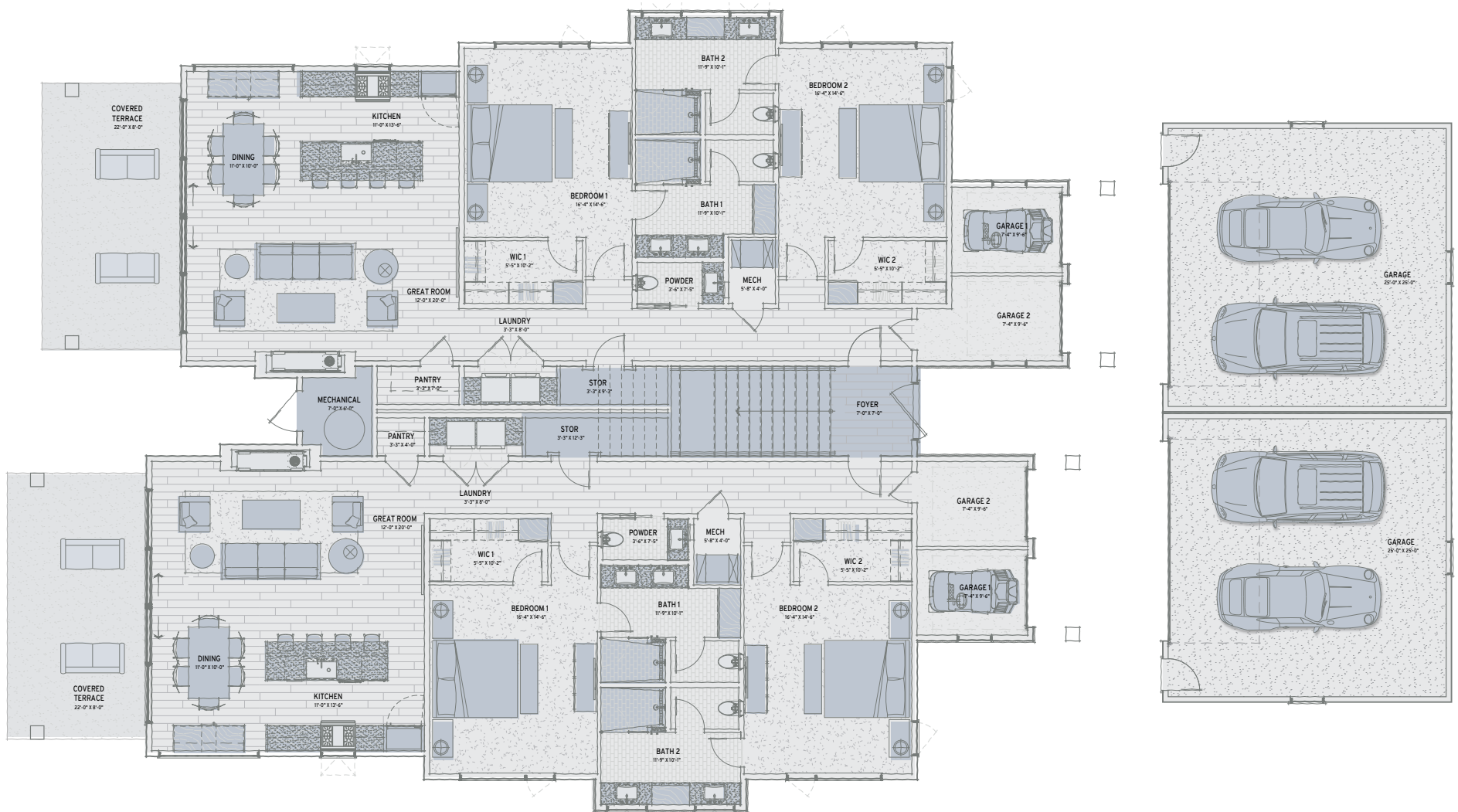




# LOWER FLAT SPECS

## 1,961 SQ FT

GOLF CART GARAGE - 80 SF  
DETACHED 2 CAR GARAGE - 676 SF  
COVERED TERRACE - 276 SF





## LOWER FLAT SPECS

# 1,961 SQ FT

GOLF CART GARAGE - 80 SF  
DETACHED 2 CAR GARAGE - 676 SF  
COVERED TERRACE - 276 SF

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### INCLUDES:

- 10' ceilings in the great room and bedrooms
- Direct entry from golf cart garage
- Colored sand finish concrete terraces
- Quality cabinetry throughout with Blum soft close hardware
- Upgraded plumbing fixtures, tile, hardware and countertops
- Colored sand finish concrete walks and golf cart paths
- Anderson Windows & Western Doors – Contemporary profiles
- Gas stubs to decks and terraces for BBQ
- Standing seam metal roofs – Black
- Detached 2-car garage per unit with oversized 18' garage doors with side-entry “man” door for convenience
- Metal pivot door into common area with oversized pivot doors into each unit
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## OPTIONS

ICE MAKER | FIRE PIT | INSTANT HOT/COLD FAUCET | AUTOMATED DRAPERY PACKAGE

*Custom furniture packages available • Complete A/V packages available • Financing packages available*







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COMING FALL 2019

TAKING RESERVATIONS NOW

CONTACT

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GLOBAL  
LUXURY

SCHNEIDMILLER REALTY





## BUILDING 1

#101 | \$810,000 #102 | \$810,000



#103 | \$700,000 #104 | \$700,000

## BUILDING 2

#201 | \$820,000 #202 | \$820,000



#203 | \$710,000 #204 | \$710,000

## BUILDING 3

#301 | \$840,000 #302 | \$840,000



#303 | \$730,000 #304 | \$730,000

## BUILDING 4

#401 | \$850,000 #402 | \$850,000



#403 | \$740,000 #404 | \$740,000

## TERMS

- » 5% Reservation Deposit. (To be fully refundable until initial CONTINGENCIES\* released.)
- » 30% due at beginning of FRAMING, 40% due at completion of DRYWALL, 25% due at FINAL WALK THROUGH/BUYER SIGN-OFF.
- » Anticipated ground-breaking by January 2019. | Estimated completion, Fall 2019.
- » Construction will begin on Buildings 1–3 when three of four units are reserved.

\*Final plat approval of project, including Kootenai County, Black Rock DRC & Black Rock HOA. | Buyers' approval of finish selections.



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