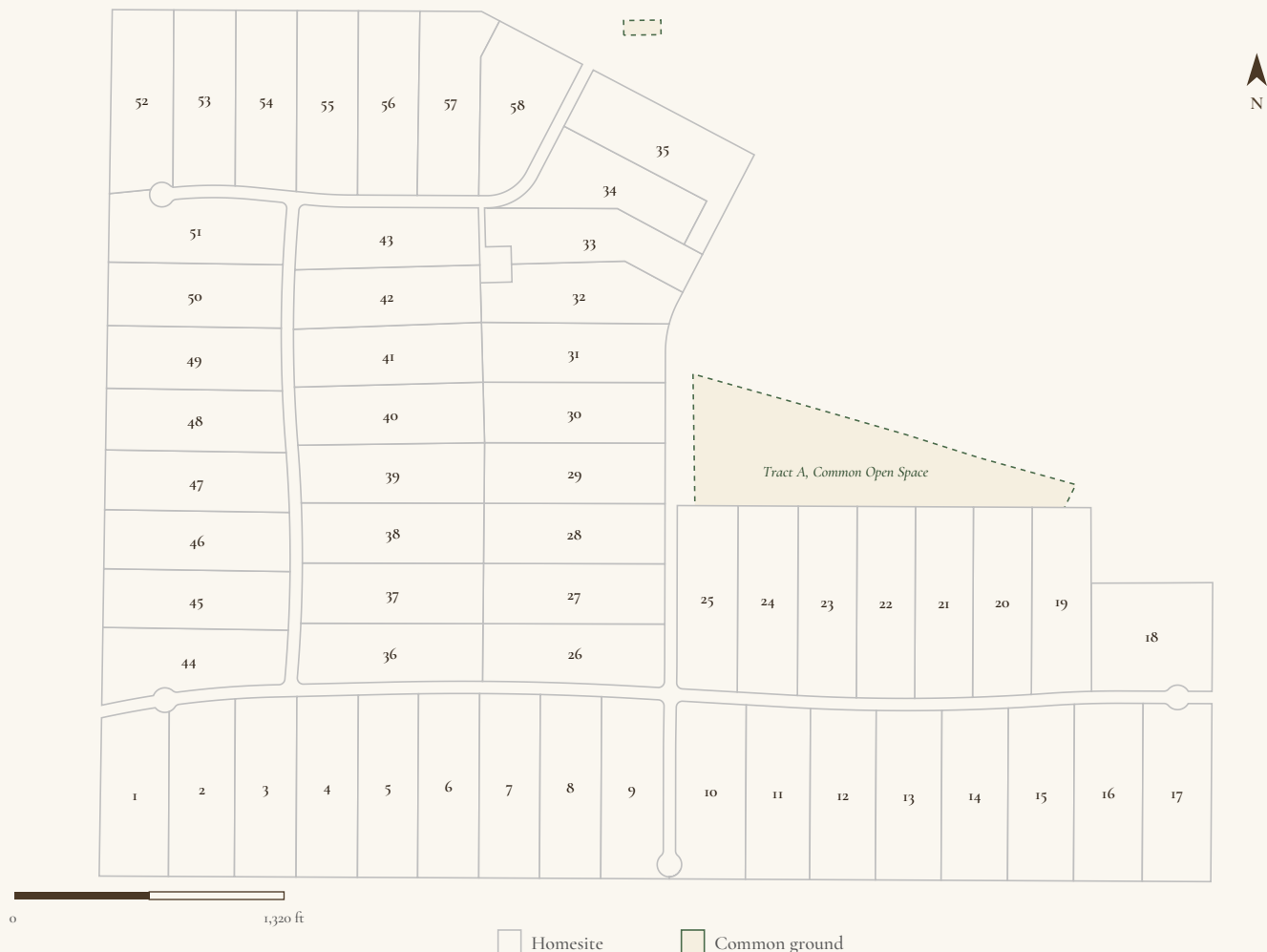


LOT MAP

Fifty-eight homesites. *Six acres, give or take.*

356.7 platted acres off Highway 54, sitting quiet between Coeur d'Alene (twenty-six minutes south) and Sandpoint (twenty-eight minutes north). Public paved roads plowed by Lakes Highway District. Three-phase power, Avista natural gas, and multi-gigabit fiber service at every homesite from day one. A neighborhood built to a hundred-year standard, on ground the glaciers scoured flat.

A hundred-year neighborhood, one homesite at a time.



This is our lot map, not the recorded plat. Each homesite is drawn to its approved acreage, so the sizes are true to one another, but the outlines are approximate: the surveyed boundaries live with Olson Engineering and are not published yet. Treat this as a map of where each homesite sits, not a survey of where its corners fall. Acreage comes off Sheet C-4 of the Olson Engineering plan set (job 23081), approved by Lakes Highway District, February 2026.

THE SCHEDULE

Every homesite, by the acre.

All 58 available. Status confirmed with the brokerage on August 11, 2026, and kept by hand rather than off a feed.

LOT	ACRES	LOT	ACRES	LOT	ACRES
1	6.18	21	6.09	41	6.11
2	6.32	22	6.15	42	6.00
3	6.08	23	6.18	43	6.03
4	6.13	24	6.21	44	6.32
5	6.06	25	6.15	45	6.00
6	6.19	26	5.99	46	6.04
7	6.15	27	6.01	47	6.01
8	6.17	28	6.00	48	6.04
9	6.13	29	6.03	49	6.03
10	6.76	30	6.05	50	6.07
11	6.11	31	6.00	51	6.32
12	6.15	32	5.80	52	6.16
13	6.13	33	5.75	53	6.01
14	6.25	34	5.44	54	6.00
15	6.34	35	6.89	55	6.17
16	6.71	36	5.95	56	6.14
17	6.67	37	6.01	57	6.46
18	7.15	38	6.01	58	6.13
19	6.06	39	6.00		
20	6.10	40	6.13		

WHAT COMES WITH THE LOT

Public roads, plowed.

Dedicated to Lakes Highway District. No road association, no special assessment, and an ambulance can get up the hill in February.

Building envelopes already sited.

South-facing envelopes surveyed on every parcel, engineered by Olson Engineering. Design time and review risk nobody has to spend.

Power, gas, and fiber at every frontage.

Three-phase power and Avista natural gas at each parcel in the road corridor. Multi-gigabit fiber service at every lot from the day of occupancy, under a dedicated broadband agreement negotiated for the neighborhood.

Thirteen thousand protected acres behind it.

Clagstone Meadows, private Stimson working timber under a permanent conservation easement. Not National Forest, and not subdividable.

COME WALK IT

Every homesite starts as a walk.

Showings are by appointment. Kroetch Property Group hosts, and cooperating brokers are compensated. Bring boots; the ground has more to say than any brochure. Full data — lot schedule as a spreadsheet, parcel geometry as GeoJSON, and every road, water, easement and utility figure we can source — at clagstoneliving.com/development/data.

Kroetch Property Group


kpgidaho.com

Live plat and what is open


clagstoneliving.com/development

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