



Parcels at Fir Grove Estates offer:

- Paved Streets
- Street Lights
- Sewer
- Water - **Hook-Up fee paid by seller**

Directions:

South of Donnelly, turn West on Loomis Ln

Enjoy swimming, boating, water skiing & jet skiing on Cascade Lake. Parcels are only minutes away from the boat launch & public beach!



Michelle Basye

208-630-4702
208-634-1234

BrundageRealty.com

Michelle Basye
Broker
Cell (208) 630-4702

McCall Office
403 N 3rd ST
McCall, ID 83638
office (208) 634.1234

MichelleBasye@jcloud.com



Donnelly Office
118 N Main St
Donnelly, ID 83615
office (208) 325.5051



FIR GROVE ESTATES PRICE SHEET

TYPE	BLK	LOT	ADDRESS	ACRES	PRICE
Residence	5	7	39 Grand Fir Drive	0.5200	\$995,000
Vacant Land	1	22	18 Grand Fir Drive	0.3290	\$199,900
Vacant Land	5	17	19 Grand Fir Drive	0.4560	\$186,500

N 89°22'17" W
N 89°24'26" W
1328.94'
(1328.33)

1/16 COR
calculated position

buried telephone and overhead power

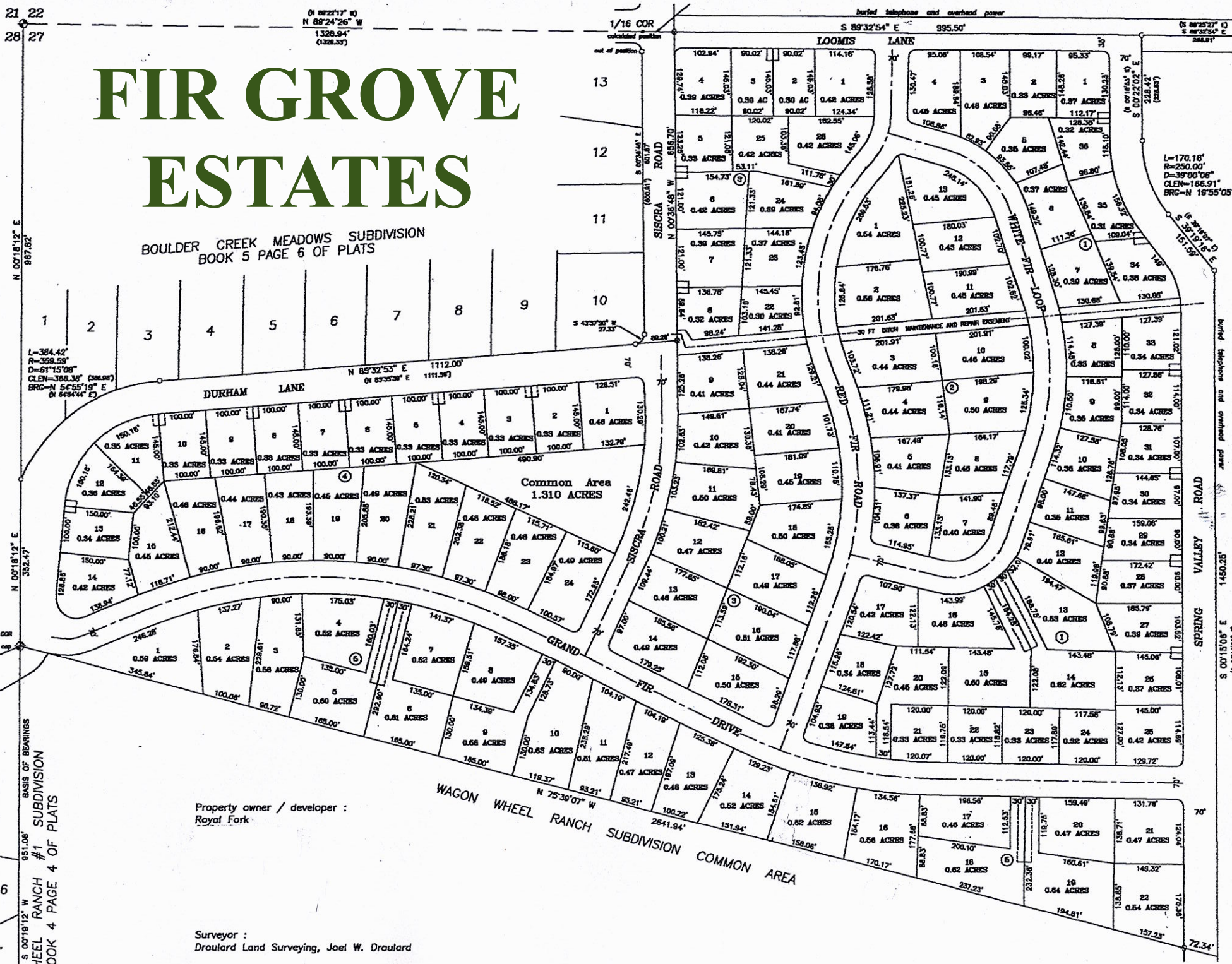
S 89°32'54" E
995.50'

FIR GROVE ESTATES

BOULDER CREEK MEADOWS SUBDIVISION
BOOK 5 PAGE 6 OF PLATS

L=384.42'
R=358.59'
D=61°15'08"
CLEN=366.36' (284.87)
BRG=N 54°55'19" E
(N 64°54'44" E)

L=170.18'
R=250.00'
D=39°00'06"
CLEN=186.91'
BRG=N 19°55'05"



S 00°18'12" W
951.08'
BASIS OF BEARINGS
HEEL RANCH #1 SUBDIVISION
BOOK 4 PAGE 4 OF PLATS

Property owner / developer :
Royal Fork

Surveyor :
Droulard Land Surveying, Joel W. Droulard

WAGON WHEEL RANCH SUBDIVISION COMMON AREA

buried telephone and overhead power

SPRING VALLEY ROAD

S 00°15'04" E
1480.25'