



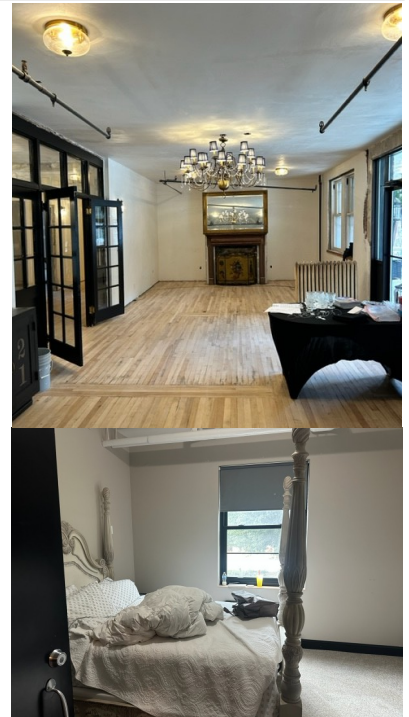
## Boutique Hotel or Rehab Facility or ????

### For Sale

### Offered at \$1,100,000

#### About 99 Satherfield Rd, Silverton, ID

- Don't miss this historic estate with so many possibilities!
- Beautifully laid out with over 36,000 sf of space with potential for 36 bedrooms and 25 bathrooms on 2 acres.
- The Grand Entrance is welcoming and sets the tone for all the potential in this beautiful fixer-upper ready for your customization.
- The property has a large commercial kitchen and a ballroom that could be a wonderful event room/meeting room.
- 5 of the rooms have been redone leaving potential to customize the rest of the bedrooms/floor plans however your vision dictates!
- Conveniently located less than an hour from Coeur d'Alene and just off I-90 with close proximity to major ski resorts but the solitude for some peace and quiet in this picturesque surroundings.
- This is a unique opportunity to create a destination boutique hotel, a wedding & corporate retreat venue, or with the serene setting—even a private rehab or treatment facility. Bring your imagination and dreams!



**CALL US TODAY! 800-597-7154 / (208) HOP-KINS**

Stacey Harris / AB30502

Aaron Van Der Aa / SP47501

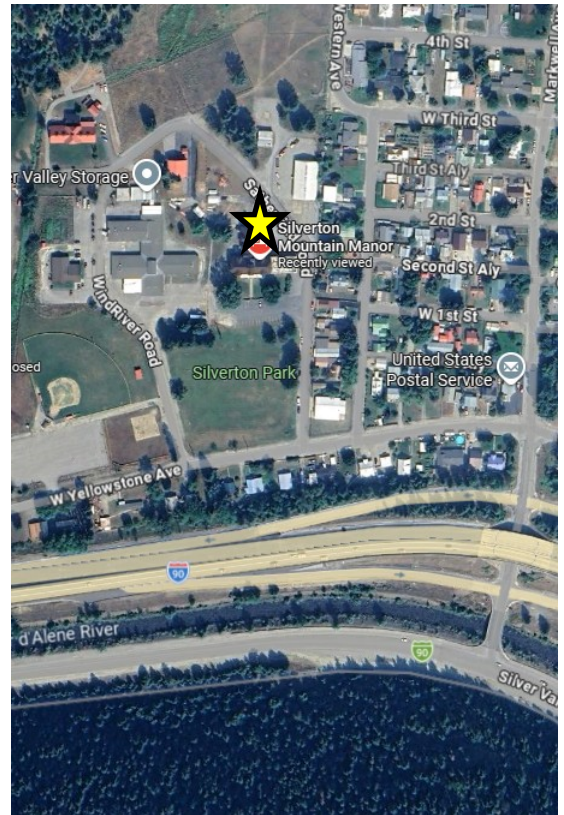
910 E Carol St, Meridian, ID 83646 [www.hopkinsfinancial.com](http://www.hopkinsfinancial.com)



# Property Improvements

## Improvements to 99 Satherfield Rd, Silverton, ID over the last few years:

- New 30 year roof
- New 2nd water service line (meter to building)
- New engineered 6" water main line for fire suppression
- New dedicated fire hydrant
- 2" backflow preventer for building
- 6" fire suppression backflow preventer
- New state-of-the-art fire alarm system
- Complete new fire sprinkler system in the east wing of the building
- 19 new Anderson double-hung tilt-in windows in the east wing
- R-38 insulation in the entire attic and new Insulation in the 1st floor rooms
- New hot water on-demand system and upgraded boiler controller
- New electrical in the kitchen and lighting throughout the 1st floor
- 6 completed rooms in the east wing
- New plumbing in the kitchen and in two bathrooms
- Hardwood floors on main floor refinished
- Environmental Phase 1 completed in 2022



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# Incredible Opportunity



**Agents—Bring your Buyers!  
Offering 3.5% Commission!**

**Seller Carry Potential!**

**JV Partnership Potential!**

**Call the listing agents for details!**



## **Stacey Harris**

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