



Paradigm Storage Condominiums

Now Selling - ACTIVE

Sunbridge Drive

McCall, ID 83638

\$285,000 *Introductory Pricing

20'x50' / 1000 Sq Ft

A new level of luxury Boat, RV, and Powersport storage located 4 miles south of downtown McCall off Highway 55. Experience the ultimate storage solution designed to meet your every need. Our heated units offer unparalleled security, convenience and peace of mind. Be one of the first to store your valuable investments in style.

Standard Unit size:

20'x50' (1000 sq/ft)

Multi-Unit options:

40'x50' (2000 sq/ft)

20'x100' (2000 sq/ft)

Unit Construction: Engineered for McCall's Cold Winters and Heavy Winter Snow.

Exterior Walls:

4' CMU

2X8@16oc Framed Walls Low-Density Spray Foam ~ R.21

Engineered Trusses on Steel Girders with a snow load of 120 psf.

26 gauge standing seam seamless Weathered Copper metal roof

28 gauge Weathered Copper metal siding

12'x14' Black panel insulated garage doors with full view window panels at 10 feet.

3' wide access door

Interior Walls:

2X6/8@16oc Framed Walls, Low-Density Spray Foam ~ R.16

Walls and Ceilings covered with $\frac{5}{8}$ " sheetrock textured and painted

Lower 8' can be covered with $\frac{5}{8}$ " ACX plywood and painted (Optional at time of construction)

Flat Ceiling Attic Space Blown Cellulose ~ R.50

Power:

50 Amp RV Plug
40 Amp Electric Reznor (Ceiling mounted heater)
8 - Electrical Plugs Throughout
3 - 150W High Output LED Lights
Liftmaster Garage Door Opener
Emergency Egress Lighting

Additional Options:

Custom Floor Coating Epoxy or Clear
Mezzanine with stairs for additional overhead space
Central Vac (Pre-Const Order)
Car Lifts (Pre-Const Order Depending on Type)

Amenities Throughout Complex:

Asphalt Paving
Security Gate Access
Security Cameras 24x7 Coverage
WiFi Throughout Complex
Potable Water
Office and Restrooms

HOA Fees: \$2000 Annually

Snow Removal
Landscape Maintenance
Building Maintenance
Office and Bathroom Cleaning
Exterior Lighting
Security System Maintenance
Gate Maintenance
Property Management Fee
Asphalt Maintenance



*** Introductory Pricing on Phase One buildings 6,7, & 8. These units are being offered at \$285,000 down from the original asking price of \$331,000.**