

## **Some FAQs About This Property**

**Q: Can you walk or bicycle into town from here?**

**A: Yes, we do it all the time. This is the #1 thing my sons (ages 8 and 12) love about spending summers in RL: they can get on their bikes and go.**

**Q: I can see the property extends to the other driveway to the South, but how far does it extend to the North?**

**A: The property follows the line of the utility poles and extends to near the tree line of spruces you can see to the North, near the brown house.**

**Q: Can this property be sub-divided?**

**A: Yes, This is one thing that makes this property something of a unique investment. Also, this home and the two parcels to the North are on city sewer, so I would expect the sub-divided lot could tie in to sewer and thus avoid limitations imposed by the need for a septic field. Of course I suggest you have your realtor research this and provide definitive advice.**

**Q: Can other structures be built on this lot?**

**A: Yes. In fact, the boat and trailer are parked on a pad that is compacted and ready to go for building a workshop/garage, although you could also build a guesthouse or barn there or somewhere else if so desired.**

**Q: Are horses allowed here?**

**A: Yes. At one point I was planning on putting a paddock and barn on the flat area to the Northwest of the driveway.**

**Q: Would this property have potential as a vacation rental for those times when we are not using it?**

**A: Yes, it has a proven track record. It developed a “fan base” when it was on the market and folks still ask for it. The property manager estimates \$20,000 per year profit to the owner is reasonable the first year it is back on the market, and that the amount would grow from there.**

**Q: Who built this house?**

**A: Peder Nees of Beartooth Custom Builders. Peder is well known in the area as a craftsman who builds a very limited number of high-quality homes. He specializes in timber frame homes because of their open and airy quality and this one is a good example of that type.**