



South Fork Escape

SWAN VALLEY, IDAHO

LIVE WATER
P R O P E R T I E S



HUNTING | RANCHING | FLY FISHING | CONSERVATION

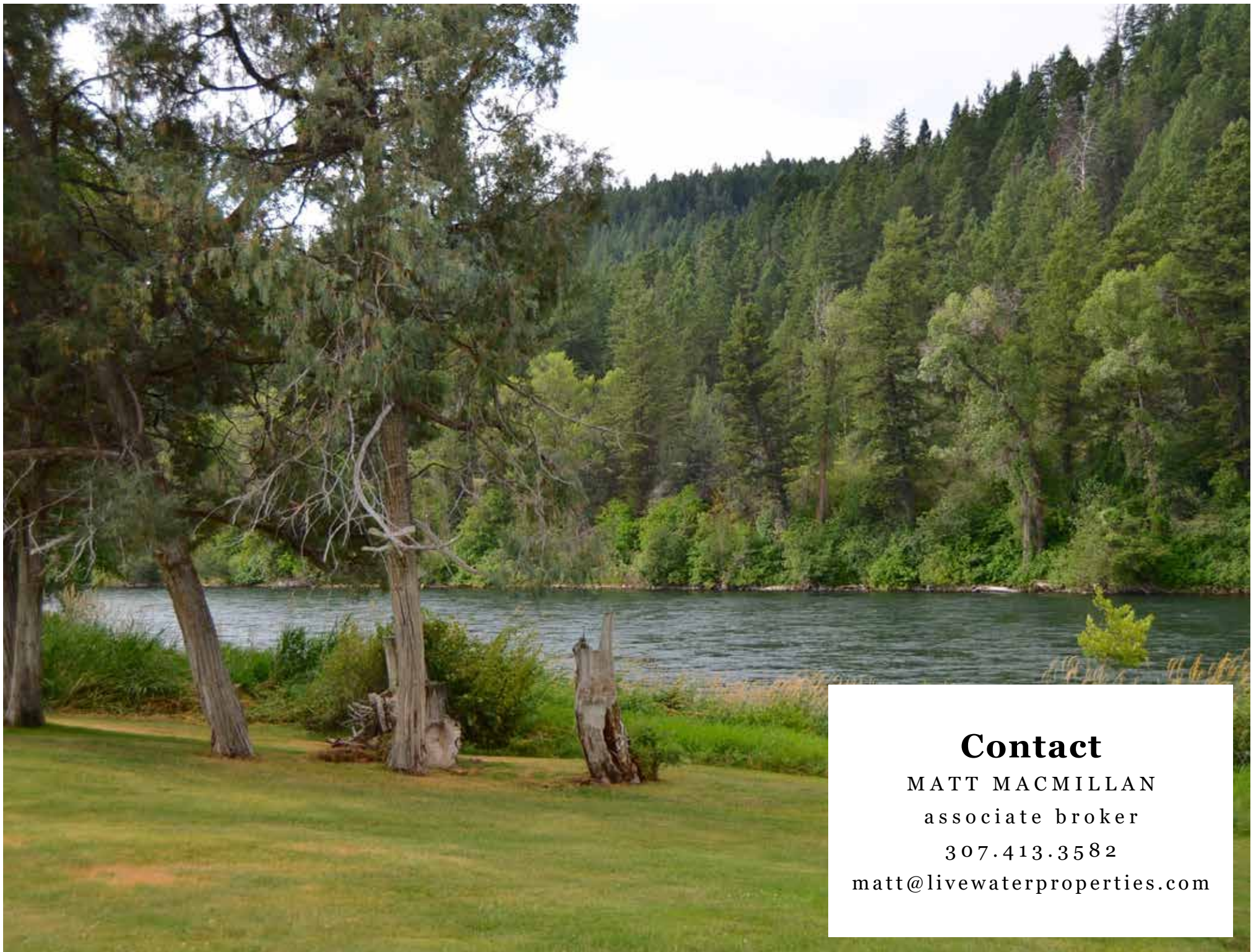
South Fork Escape

SWAN VALLEY, IDAHO



Introduction

Cradled by beautiful trees on the banks of the upper South Fork River in Swan Valley, Idaho, the South Fork Escape is a welcome retreat for the avid fly fisherman and outdoor enthusiast. This lovely home is only yards from the river's edge amongst mature cottonwood trees, lush expansive lawns and lovely gardens. The home is beautifully situated overlooking the river with a shoreline deck for entertaining. The South Fork Escape sits on 3.49 acres, allowing horses, with approximately 300 feet of river frontage. It provides a front row boat parking spot upon the banks of one of the most renowned fly fishing rivers.



Contact

MATT MACMILLAN

associate broker

307.413.3582

matt@livewaterproperties.com



Improvements

- 1,860 SQFT CUSTOM BUILT HOME
- 3 BED / 2 1/2 BATH
- LOCATED ON THE RIVERS' S EDGE

The perfectly appointed and modestly sized home was custom built in 2000. This riverfront home includes approximately 1,860 sqft on one level with 3 bedrooms and 2¾ bathrooms, with an attached 2 car garage. The oversized covered stone patio on the southern side of the home is perfect for entertaining and overlooks the river scene and lawns. The coveted boat parking on the bank of the river, which is not available on all riverfront homes, adds tremendous value to this special property.



Improvements (cont.)

A beautiful deck with hot tub sits right on the river's edge and is another terrific spot to entertain and a wonderful way to welcome those arriving by boat. The home is tiled throughout, with the exception of the two rear bedroom with wall to wall carpeting. The privacy offered by the 2 bedroom suite with kitchenette and living room opens up multiple options for guest housing.





Live Water

The South Fork of the Snake is tailwater fishery that flows out of the Palisades dam on the border of Wyoming and Idaho. The diversity of hatches, both aquatic and terrestrial, exceeds other rivers of the West, and gives the South Fork the reputation as one of the best dry fly fisheries in the world. The river flows for 66 miles across Southeastern Idaho, through high mountain valleys, rugged canyons and broad plains to its confluence with the Henry's Fork near Menan Buttes, west of Rexburg, Idaho.

The South Fork proudly holds title of the top cutthroat fishery in the West due to continued efforts of the Idaho Fish and Game and local agencies that recognized long ago the importance of maintaining the native cutthroat species. Incentive programs have been established recently to encourage the take of the non-native rainbow trout to help eliminate the cross hybridization of the two species. These efforts have proved effective in the management of this destination fishery increasing the number of the highly sought after Yellowstone Cutthroat trout.

Summary

The South Fork Escape presents a rare opportunity to own a move in ready home on the banks of one of the West's most famous trout fisheries. This scenic valley in southeast Idaho presents unmatched recreational opportunities, endless exploration and exceptional value. The South Fork Escape is simply a remarkable place to create memories with family and friends to last for lifetimes.

REDUCED LISTING PRICE: \$745,000

TAXES: \$2,342 in 2018

CONTACT

For more information please contact Matt MacMillan at 307.413.3582 or e-mail matt@livewaterproperties.com

LIVE WATER
P R O P E R T I E S



Notes:

1) This is an exclusive listing of Live Water Properties LLC; an agent of Live Water Properties must be present to conduct a showing. The owners respectfully request that other agents and/or prospective buyers contact Live Water Properties in advance to schedule a proper showing and do not attempt to tour or trespass the property on their own. Thank you. 2) Offering subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information provided herein is intended as a general guideline and has been provided by sources deemed reliable, but the accuracy of which we cannot guarantee. 3) Live Water Properties LLC represents the Seller as a Seller's Agent.



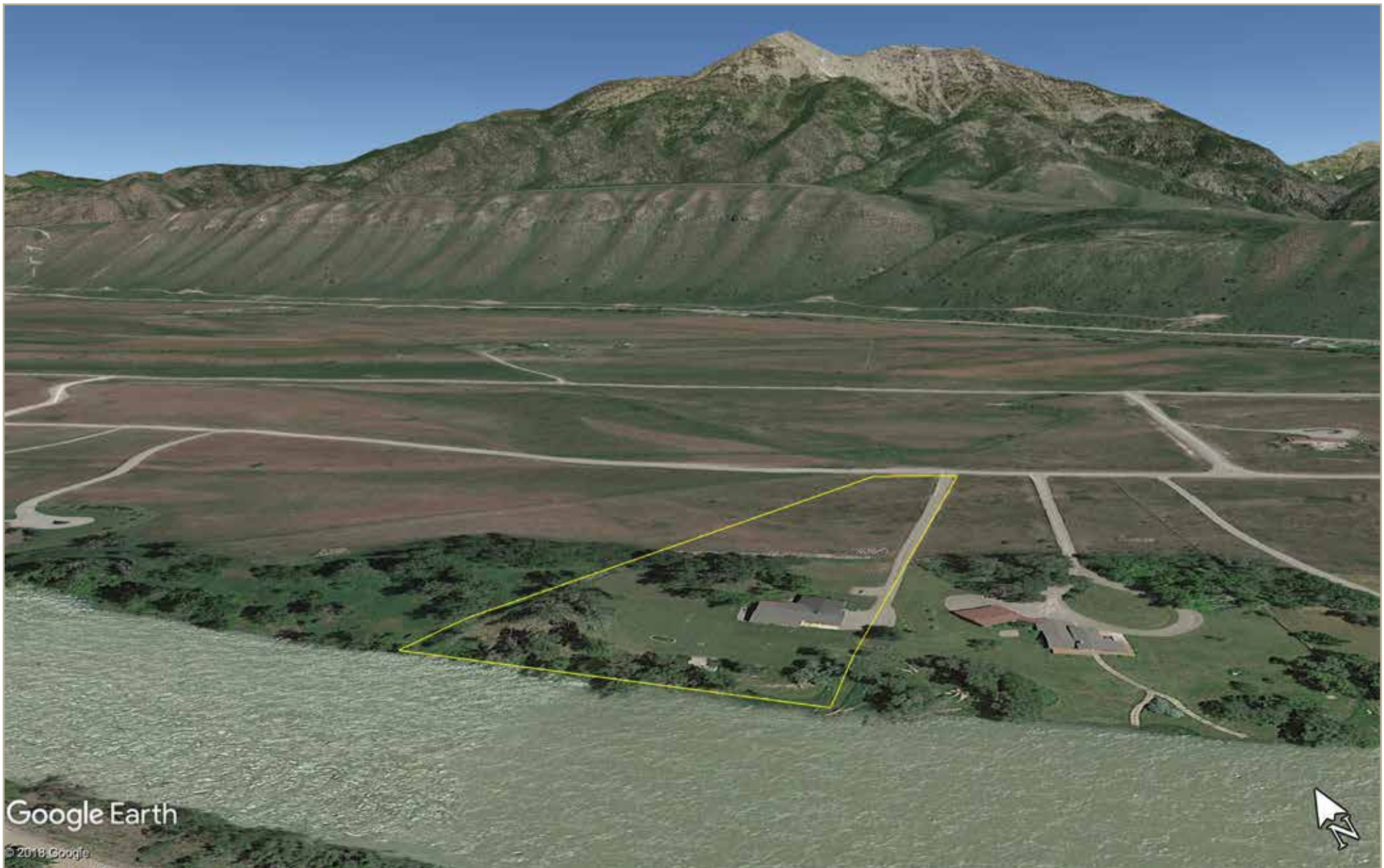
South Fork Escape - Aerial Map

••Maps are for visual aid only accuracy is not guaranteed.



South Fork Escape - Location Map

••Maps are for visual aid only accuracy is not guaranteed.



South Fork Escape

••Maps are for visual aid only accuracy is not guaranteed.