



THE RIDGE
AT SANDPOINT

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TheRidgeAtSandpoint.com



THE RIDGE
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ACCLAIM FOR SANDPOINT

The West's Best Small Town
—*Sunset Magazine*

Top 10 Coolest Mountain Towns
—*Men's Journal*

Great Adventure Town – Where
to Live and Play Now
—*National Geographic Adventure*

Top 20 Dream Towns
—*Outside Magazine*

A Norman Rockwell-meets-Ansel
Adams Classic
—*USA Today*

Photo by Jay Mock

Photo by Doug Marshall



⚡ Schweitzer Mountain Resort is the Inland Northwest's top ski resort. You'll find it a favorite recreation destination year-round with skiing and boarding in winter, and hiking, biking, huckleberry picking and horseback riding in summer.

Photo Courtesy of Greater Sandpoint Chamber



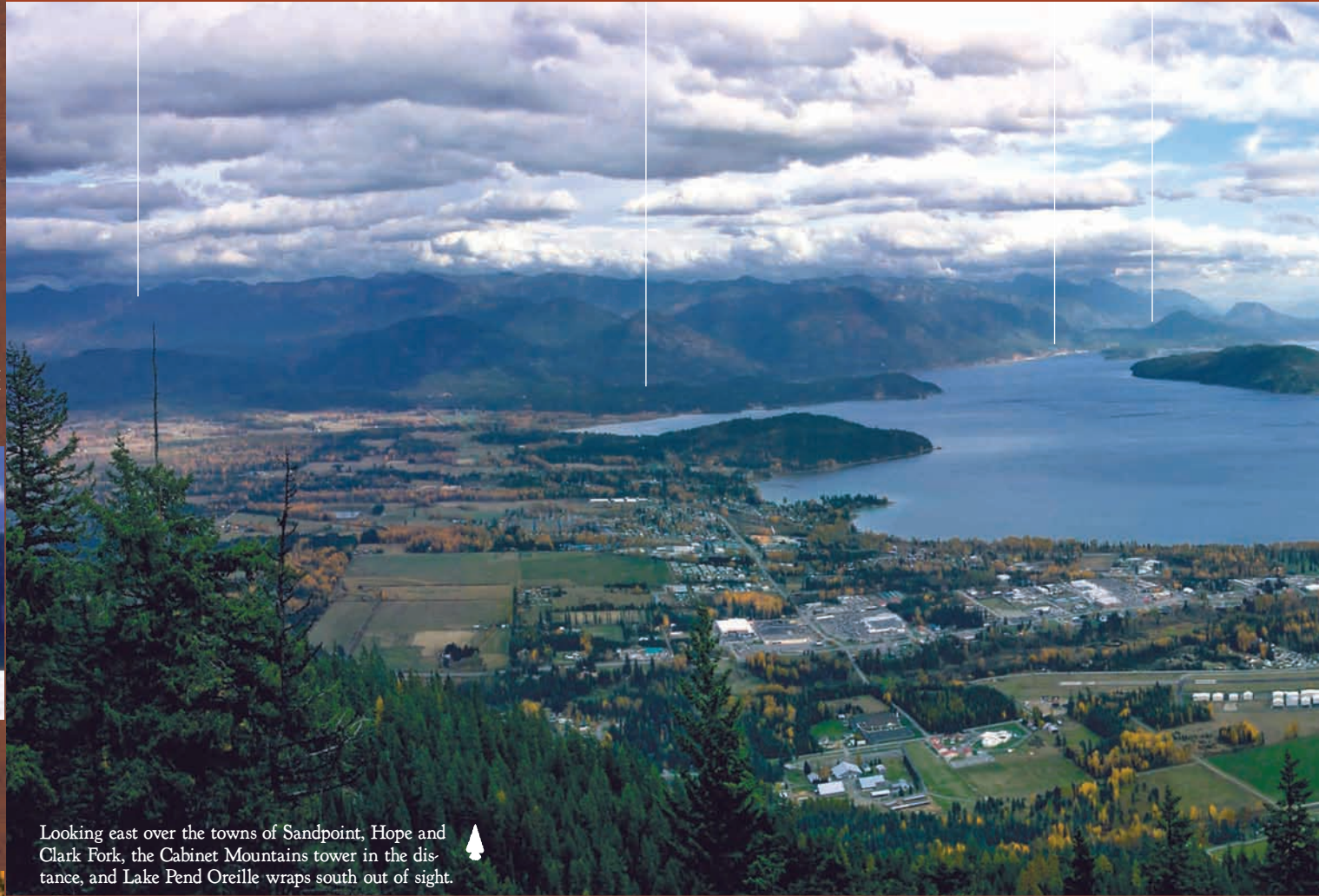
⚡ Recently named the No. 1 golf challenge in Idaho and currently being redesigned by Jack Nicklaus and his team, Nicklaus Design, The Idaho Club is a short drive away.

CABINET
MOUNTAIN RANGE

THE IDAHO
CLUB

HOPE, IDAHO

CLARK FORK,
IDAHO



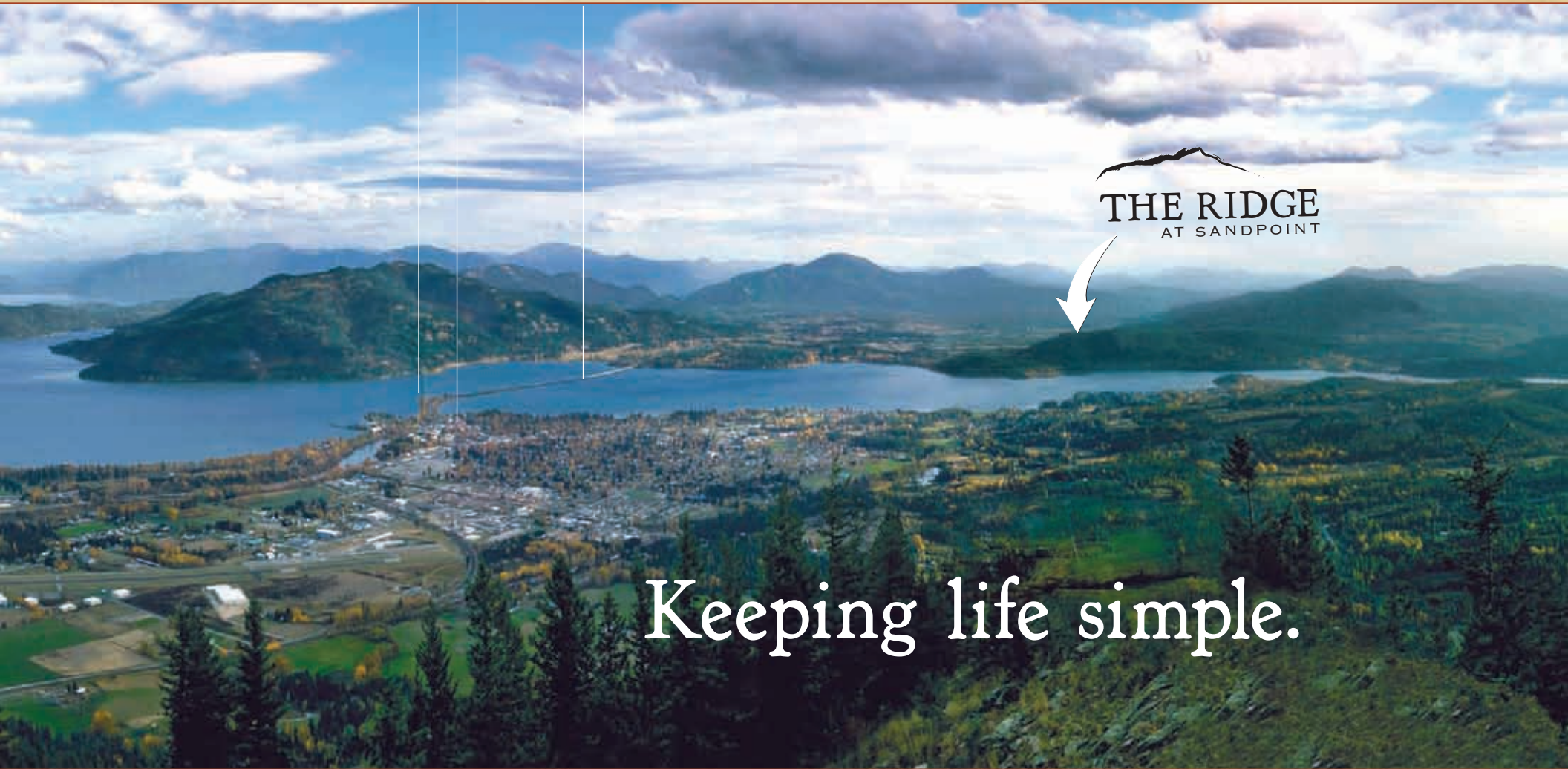
Looking east over the towns of Sandpoint, Hope and Clark Fork, the Cabinet Mountains tower in the distance, and Lake Pend Oreille wraps south out of sight. ⚡

SANDPOINT, IDAHO.

On the northern shores of Lake Pend Oreille, Idaho's largest and deepest lake, sits a town of 7,500. Just above the town, a mere 20-minute drive sits Schweitzer Mountain Resort, a winter mecca. Surrounding this valley on all sides is mountain

range after mountain range. The Selkirks, the Cabinets, the Bitterroots. Idaho boasts more public lands than any other state and four seasons to experience this powerful scenery. Sandpoint is a special place that has both mountains and water, and lots of both.

TRAIN BRIDGE
SANDPOINT
THE LONG BRIDGE



**THE RIDGE**
AT SANDPOINT

Keeping life simple.

SANDPOINT'S DISCOVERY.

It was bound to happen. In the last few years, the media has put Sandpoint on the map. Always a happening town where music, art festivals and sporting events line the calendar, Sandpoint has small-town charm and a great

quality of life. It's an exciting resort town that is becoming more and more desirable. As a result, neighborhoods are being developed, and good land is getting scarce. The decision to move here is an easy one, but keeping life simple is a little more complicated.

**THE RIDGE**
AT SANDPOINT



WELCOME TO THE RIDGE. No matter what happens in this growing county, The Ridge at Sandpoint will always be a safe and quiet retreat – a PERSONAL SANCTUARY. The Ridge at Sandpoint is a gated neighborhood, so only you and your neighbors will venture up the private, one-and-a-half-mile drive. Here on The Ridge at Sandpoint, the only sounds you'll hear are those you make

yourself, leaves rustling in the wind and the occasional calls of wildlife. Listen and look for birds, such as bald and golden eagles, wild turkeys and deer to join you in this hideaway. Just about 500 feet above the lake, The Ridge has outstanding views, while giving you the feeling of being in a MOUNTAIN RETREAT. Yet, you're ONLY MINUTES AWAY FROM TOWN.

AIRPORT

CABINET
MOUNTAINS

SANDPOINT

THE LONG BRIDGE

THE RIDGE
AT SANDPOINT

Breathtaking

FROM THE RIDGE at Sandpoint, each property enjoys its own unique perspective. Every homesite has been cleared and designed to take advantage of the spectacular views and optimize one's privacy. By day, the view constantly changes with the weather and the season. By night, the valley and lake is dotted with twinkling lights of the town, boats on the lake and cars crossing the Long Bridge.



THE RIDGE
AT SANDPOINT

THE RIDGE AT SANDPOINT. This is a special neighborhood, limited to only 10 VIEW HOMESITES, that is less than 6 easy miles from downtown Sandpoint. Feel far removed from the world in your retreat on 6 TO 12 TIMBERED ACRES on a ridge with views from here to tomorrow. Look across LAKE PEND OREILLE, over the town of Sandpoint and the surrounding Selkirk and Cabinet Mountains. Every

home-site has been designed to provide a private retreat with the best possible view. Here is an environment where your spirit can thrive, a place so close to town, yet still secluded. The Ridge at Sandpoint was created with a common goal of forming a community that embraces tranquility, nature and its surroundings. A way to live unpretentiously. A way to build a



▲ The Ridge at Sandpoint is a gated community. The gate, although high-tech and substantial, is subtle to passersby while providing security and privacy to homeowners.



▲ Site planning aims to have no house visible by another. Architectural guidelines encourage the blending of all buildings and outbuildings into the natural settings



▲ Amazing efforts have been taken to orchestrate the roads and internal infrastructure in an unobtrusive manner. Onsite natural resources hide culverts, utilities and other amenities in place.



Photo by Doug Marshall

▲ Viewable from The Ridge is a moving gallery of sunrises and sunsets over Lake Pend Oreille. The lake averages 70 degrees in summer. A public swimming area and boat launch is less than a quarter-mile away.

WE INVITE YOU TO JOIN US. This neighborhood has a VERY LIMITED NUMBER OF HOMESITES. Only 10 parcels ranging from 6 to 12 acres will be available on this 103-plus-acre property. All homesites have underground power and telephone and are septic approved. Most are large enough to qualify for forest land exemptions for property tax purposes. Properties are only available through The Ridge at Sandpoint or its agent.

From here, the Spokane International Airport is 79 miles away. Interstate 90 is 45 miles south of town at Coeur d'Alene. The Sandpoint Airport has a 5,500-foot paved runway rated up to 40,000 pounds gross weight single-wheel load. Amtrak stops in downtown Sandpoint twice daily.

LEARN MORE about The Ridge at Sandpoint today and start making plans for a new life in Sandpoint, Idaho.



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