

HIGH & LOW | *Tamarack Ski Resort in Idaho*

Open Your Door and You're on the Lift

SKI in with an offer; ski out with a bargain? Steve Jones, an agent with McCall Real Estate, said he wouldn't go that far, but he said that for the first time in Tamarack Resort's four-year real estate history, prices for on-site resort housing have dropped, and asking prices for ski-in/ski-out properties are negotiable.

"We're definitely seeing less action this year than in previous years," he said, citing an increase in inventory of about 18 percent from June 2006 to June 2007. "However, the scarce stuff, such as ski-in/ski-out properties, is still really active."

Prices for ski-in/ski-out properties at Tamarack, which is in southwestern Idaho about 20 minutes outside McCall and about two and a half

hours from Boise, still hold steadier and higher than do their more general ski-house counterparts.

The convenience of walking out the front door and onto a chairlift is something buyers are willing to pay for. So is the opportunity. Even at Tamarack, which is one of the few Western resorts that developed ski-in/ski-out communities along the runs from the beginning, the high costs of slope-side construction (blasting, building retaining walls, hauling timber) and the restrictions imposed by public land conservation mean a limited inventory. Houses on a main ski run (as opposed to secondary or tertiary runs) come on the market only rarely.

At Tamarack now, there is only one active residential listing directly on the main ski run. It is an attached 1,200-square-foot town house for \$1,145,000. And there are only a few ski-in/ski-out building lots available, most under an acre; their prices, on average, are about \$1.2 million.

Tamarack has had a good run. Prices from 2004 to 2005 increased about 50 percent, and continued to rise through 2006. But will it stay that way? "We're definitely seeing a trend of more people looking for less expensive second homes," Mr. Jones said. "But there are always buyers who want ski-in/ski-out. They always sell. The question is what buyers will be willing to spend."

BETHANY LYTTLE

High

HOW MUCH \$3,690,000

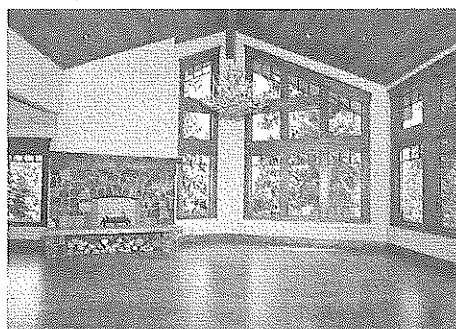
WHAT 4-bedroom house

WHERE Canoe Court

This house is bordered by the Morel trail. To gain access to it, owners simply step off the deck. The stone-and-timber home, completed in 2007, is about 4,150 square feet. It has a cedar-lined dry sauna in its ski locker room. A stream runs through the three-quarter-acre property, and during warmer seasons, the trail is groomed for hiking and mountain biking. In addition to the large deck, there is an upper covered patio; a hot tub will be installed in the spring. The upper level has a game room. It also has a master suite with a balcony and a built-in fireplace in its bathroom. And there are two additional bedrooms with a Jack-and-Jill bathroom. At the center of the house is a great room with vaulted ceilings, floor-to-ceiling windows with lightly wooded views and a stone fireplace. The open kitchen has custom native wood cabinetry, a Wolf range and Sub-Zero appliances. The house can be sold furnished. There is a three-car garage. Taxes: \$15,793. Senior sales associate: John Engel, Tamarack Resort Realty, (208) 271-6314; www.tamarackresortrealty.com.



PHOTOGRAPHS BY SIERRI HARKIN/TAMARACK RESORT



Low

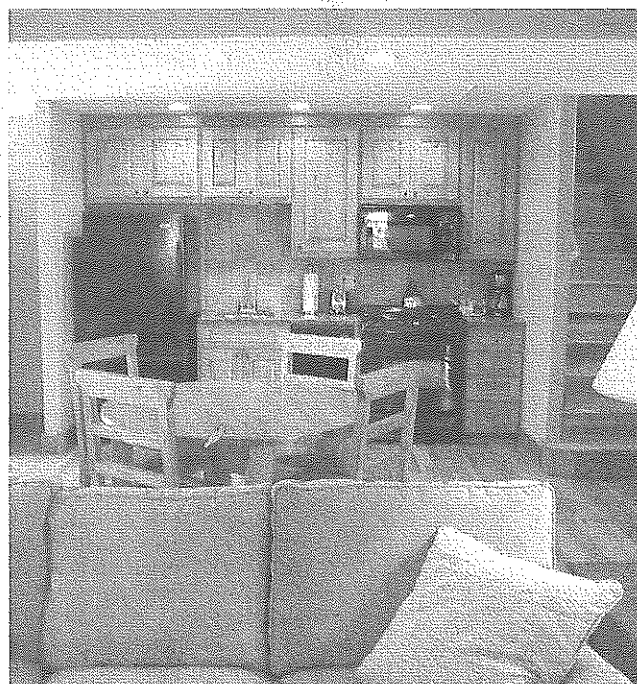
HOW MUCH \$749,000

WHAT 2-bedroom house

WHERE Clearwater Court

This property, categorized by the resort as an entry-level ski-in/ski-out chalet, is in a cluster of similar houses along the Buttercup Chairlift, and in view of the summit. To get onto the chairlift, owners step onto a covered deck and walk about 40 feet. The approximately 1,200-square-foot house is surrounded by woods, and is not on a

main road to the lodge, which makes it more desirable than its main road counterparts. There is a hot tub outside the lower-level master suite. The house, which was built in 2007 and is fully furnished, has a stone entryway with an arched doorway. There are vaulted, raftered ceilings, and there is a stone fireplace flanked by built-in cabinets in the great room. For privacy, there are two full master suites, one on the upper level and one on the lower. The two and a half bathrooms are finished with granite countertops and tile. There are hardwood floors in the living area. The kitchen has custom cabinets and stainless steel appliances. Taxes: \$3,384. Brokers: Rick and Sandra Carr, Donnelly Idaho Realty, (208) 325-3393; www.donnelyidahorealty.homesandland.com



PHOTOGRAPHS BY DONNELLY IDAHO REALTY

