

INFORMATION AND AMENITIES

201 Wilderness Way, Boise, ID 83716

November 2022

Lockbox Access:

1. **MLS Lockbox on porch near front door.**
2. **Contractor lockbox on hose rack right side of Oasis. Call listing agent for code.**

GENERAL INFORMATION

Plans and Specifications are included. Stored in attic near the lower-level wine cellar

- i) Residence plans and specifications
- ii) Guest House / Studio plans and specifications separately provided
- iii) Original landscape plans and engineering plans for driveway and retaining walls

Septic System

- (1) Tank size is 1,000 gallons
- (2) Drain field as shown on permit – copy available.
- (3) Access point is east of SE bedroom at top of ramp as shown on driveway plan iii)
- (4) Truck parks in front of garage and operator runs a hose around home. Both tanks have been serviced every four years in the spring following a Presidential inauguration. Last time was May 2020. They have recently used Roto-Rooter. Next service should be done in April 2024. Permits and inspections separately provided.

Community Water

Community water storage tank, located at the top of the neighbor's driveway, has three connections at the rear including one for Wilderness Ranch Fire Protection Dept. Water pressure is approximately 135 pounds. There are pressure reducers in both buildings. There is also a gasoline driven pump in the garage which can be connected if needed.

Owners Association

- Annual Dues Assessment for each lot owned is \$2,520, paid monthly at \$210.00 per month to Wilderness Ranch Owners Association - [WROA Assessment & Fees Notices](#)
- Water usage, metered and billed separately every two months, averages \$55/month.
- Dues cover services that result in reasonable homeowners' insurance rates. Check out the community services that include road maintenance, Fire/EMS support and much more at <https://www.wildernessranch.net/default.php>

Internet services available at Wilderness Ranch

There are currently three options for internet service:

1. **Wilderness Wireless**

Fixed wireless option with various tiers of service (speed, bandwidth, etc.) available.

This option is available to most WR residents.

Contact: <https://wildwisp.com>, (208)-685-2723)

2. **CenturyLink DSL**

Standard DSL hardline service; only available to a subset of homes in WR, as it is hardline and depends on the distance from the central junction box near 7 Wilderness Ranch Road. To check whether your location has DSL service, call CenturyLink and give them the address. They can also quote plans (speed, bandwidth, etc).

Contact: <http://www.centurylink.com/new-customer/service/internet/>
(866)-963-6665

3. **Satellite service** through your satellite provider, for example Hughesnet (<https://internet.hughesnet.com>) is one such provider.

Insurance - Current insurance policies and declarations separately provided.

HVAC System – Main Home

- New April 2022
 - Electric heat pump with Ecobee controller for complete home heating/cooling
 - Separate whole house humidifier
- Master bedroom has an auxiliary Carrier heating/cooling system that allows more specific control without having to heat/cool the entire home.

Fireplaces

- Chimneys cleaned in April 2022
- Upstairs Fireplace Insert
 - Owners have found using the clean air pressed logs seem to work the best
 - D&B supply will deliver a pallet that usually lasts all winter
 - During the winter two large, pressed logs last all day
 - They use a couple of “pitch stick” fire starters
 - Load two logs, close the door, lock with lever on the upper right

Auxiliary Generator Operation

- Generator in the garage to support the auxiliary power supply wired for the home.
- Operation – Starting – see video. Once running plug and follow instructions on the wall next to the auxiliary subpanel.

AMENITIES

Residence

- Custom floorplan influenced by the clean simple designs of Frank Lloyd Wright
- Gourmet kitchen has gleaming Nova Roma granite counters, 5-burner gas cooktop, stainless appliances and fir cabinets
- Materials sourced locally for solid cedar siding and vertical grain Douglas fir on interior moldings, doors and floors
- Two fireplaces with a lower level hearth made of stone from the Wood River in Ketchum
- Lower level floors are Idaho quartzite
- Skylights, clerestory windows and ceiling fans provide a light airy atmosphere
- Nice size wine cellar with ceiling decorated by approximately 4500 corks
- Large utility room with granite counters
- Manual dumbwaiter from kitchen to lower level
- Trex deck with breathtaking views to the north and east. High powered telescope included as is
- Hot house and flowerbeds on automatic drip system winterized in October 2022
- Patio has two ponds connected by a stream with pump, filters, and timers.
- Hot Tub in as-is condition, last used in December 2021

Garage

- Built-in storage cabinets and work bench
- Two refrigerators
- Snow Joe track snow blower for clearing the deck and walkways – snow on the driveway has been cleared by a local contract service.
- Auxiliary generator included (recommend servicing)
- Gas powered auxiliary water pump (recommend servicing)

Guest House

Referred to as **The Oasis**, was used by current owners as a spa/exercise room and office space. A kitchen could be added to make it a separate dwelling.

- Carrier heating/cooling system
- Counter with sink. Cushioned luxury vinyl plank flooring for exercise activities
- Full bathroom with water closet, combination steam shower and separate sauna

[201 Wilderness Way Unbranded Virtual Tour](#)

11/2022 Update/pjt