

MLS #: *Non 1401*  
Status: ACTIVE  
Type: Single Family > 2 Acres  
Address: 1401 Borgen Road  
City : Genesee  
ZIP: 83832  
Area: Genesee  
Agent: Holben, Barry - (208)413-4542; TOMLINSON-BLACK ASN - (208)746-7400

Class: RESIDENTIAL  
Price: \$285,000  
For Sale  
# of Bdrm : 4  
# of Baths: 1.75  
Gar. Cap. : 2

Gar. Type : Gar. Ditch.  
M. Flr Uti: Yes  
Style : Two Story  
Bsmt % Fin: 0% - %25  
Basement : No  
Acreage : Yes  
Shop : Yes

*Non-ML  
Listing*

#### General

Asking Price: \$285,000  
Bedroom Comments: Large upstairs bedroom  
# of Baths Comment: Remodeled & updated  
Number of Acres: 6.50  
Well (Y/N): Yes  
Comp CBA: 2.50  
Owner First Name: Laura  
Owner Last Name: Ringe  
Owner Phone: 208-285-1198  
Occupied (Y/N): Yes  
Listing Date: 05/04/2007  
Expiration Date:  
Year Built: 1889  
Lot Size / Dimensions: 6.5 acres  
MNSQFT: 1248  
Basement SQFT: 0  
Upper Levels SQFT: 864  
TTL SQFT: 2112  
Living Room Level: Main

Family Room Level: Main  
Dining Room Level: Main  
Kitchen Level: Main  
Bedroom 1 Level: Main  
Bedroom 2 Level: Upper  
Bedroom 3 Level: Upper  
Bedroom 4 Level: Upper  
Main Bath Level: Main  
3/4 Bath Level: Upper  
Den Level: Main  
Extra Room-Description: Craft/computer room  
Extra Room Level: Upper  
Lock Box (Y/N): No  
Sign (Y/N): Yes  
Includes: Kitchen stove, upstairs queen bed, Monarch woodstove  
Excludes: All personal items, one (1) freezer  
DOM: 4  
Days On MLS: 1  
Price/Sq.Ft.: \$134.94

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#### Features

|                      |                       |                        |                        |
|----------------------|-----------------------|------------------------|------------------------|
| * EXTERIOR           | * APPLIANCES          | * LAUNDRY              | * DOCUMENTS ON FILE    |
| Metal                | Electric Range/Oven   | Main Level             | Lead Based Paint       |
| * ROOF               | Washer                | * LOT DESCRIPTION      | Property Disclosure    |
| Shingle              | Dryer                 | Rolling                | * WATER HEATER         |
| * CONSTRUCTION       | * HEAT                | Level                  | Electric               |
| Frame                | Oil Forced Air        | * TERMS                | * OTHER ROOMS          |
| * EXTERIOR AMENITIES | * WINDOWS             | Cash                   | Den/Study              |
| Outbuildings         | Vinyl Clad            | Conventional           | Pantry                 |
| RV Parking           | * BASEMENT/FOUNDATION | * POSSESSION           | Bonus Room             |
| * PORCH/PATIO/DECK   | Crawl Space           | Negotiable             | * ID ZONE - COUNTY     |
| Porch Covered        | * WATER               | * WARRANTY PROGRAM     | AR - Agricultural Res. |
| * LANDSCAPING        | Well Private          | Not Offered            |                        |
| Garden Area          | * SEWER               | * SHOWING INSTRUCTIONS |                        |
| * INTERIOR AMENITIES | Septic                | Call Listing AG        |                        |
| Smoke Detector       | * GAS                 | Appointment Only       |                        |
|                      | None                  |                        |                        |

#### Financial

Taxes: 1034.70  
Tax Year: 2006

Financial Terms: Conventional, Cash

#### Additional Info

Legal:  
Call listing office.

#### Directions:

From Genesee junction on Hwy. 95 travel north, towards Moscow 2 miles, turn left on Borgen Road proceed 0.7 miles then left down driveway 0.3 miles to house.

#### PUBLIC Remarks:

Enjoy a quiet setting tucked away in the Palouse hills yet 1 mile from the new 4-lane Hwy. 95. This is horse property with over 4 acres of pasture, barn & plenty of water. Mature landscape, many flower beds - create your own oasis. Well maintained beautiful home.

#### AGENT ONLY Addendum:

No lock box. Call listing agent to show farm. Driveway at times has 2 wire gates across road. Horses are pasturing, close gates.

This information is deemed reliable, but not guaranteed. Information is obtained from public records. Buyer to verify all information.