

## About this PROPERTY

175 Crowley Lane, McCall ID

TURN-KEY Property for Sale. Fully furnished and equipped, indoor and out.  
Ready for immediate occupancy and four-season enjoyment.

If this house could talk! When you meet the sellers and get the grand tour, you will learn about the interesting history of this house and surely fall in love with it as they have. The original owner entertained some famous and colorful people here and the current owners have continued the tradition as a hub for gatherings of university leaders across the nation.

This house was designed by the widely recognized and now retired architect Andrew Laidlaw. Andy's decades of experience designing distinctive homes for the McCall climate and geography are reflected in every detail of this home's structure and aesthetics. Majestic forest and wildlife views in key areas, full load bearing cold roof, passive solar design, and highly efficient drainage systems are a few among the many benefits of Laidlaw designs.

Evoking the spirit of Frank Lloyd Wright and his timeless architectural lines, this impressive property includes the main residence, impeccably designed and executed for luxurious living; an attractive storage shed by the circular driveway, and an A-Frame cottage "bunk house" that originally accommodated the PNW craftspeople who lived onsite to work on this house.

Once PENDING, view and learn about the secret climate-controlled wine and safe room.

### **10+ Acre Property Features:**

No Homeowners Association or CC&Rs

Your own forest- 10.671 secluded acres with evergreen trees, wildflowers, wildlife, morels...

Snowshoe, cross country ski, hike & bike out the door for miles

Quiet private paved road with very limited traffic

\*\*Quick access to W. Lake St., ski resorts, restaurants, town...

Manicured lawns around main residence

Natural setting, fresh mountain air, views

Your very own "Dark Sky" star gazing preserve

Firewise landscaping

Flat, level land around house

Gentle, rolling wooded acreage

Horse & Pet Friendly spaces

Private Well (200+ feet) & Septic System

### **Main Residence Interior:**

8' solid fir entry doors

Solid fir interior doors

Floor to ceiling windows in great room

Premium grade aluminum-clad wood windows

Vaulted main room with exposed beams & clerestory windows

Vaulted main room ceilings with tongue and groove wood ceiling panels

Artist crafted acid-washed steel double-sided wood-burning fireplace in living area

Original metal worked "Wild Horses" wrap-around mural on fireplace

Extensive flagstone flooring throughout most of main level  
'Mustache Flats' handmade-in-Idaho furniture pieces

Central vacuum

Passive solar design, 4-zone Heating

Large walk-in storage closet with shelving

Fitness/workout equipment (currently in an upper bedroom)

**Formal Dining Area:**

Dining table & chairs

Original "Horse Love" metal art piece

Walk-out slider to teak deck

**Bar Area:**

Semi-circular bar area with sunken bartender/sushi chef area with 5 plush seats

Custom pub-style wet bar with GE and Jenn Air appliances

Two-tiered slab granite countertop/bartender-chef prep area

Bar equipment

**Master Suite:**

Custom stone hearth & wood-burning fireplace

Floor to ceiling windows

Custom bedding, window treatments & décor items

Walk-out to deck & sunken conversation fire pit with seating

Fashionista's dream wardrobe room & shelving

Dual sink vanity with custom full-length mirror

Raised soaker tub with corner nook view windows

Charming custom tile work of forest creatures

Walk in shower

Baldwin brass fixtures

**Large Private Office:**

Furnished with desks, bookcases, and cabinets

Potential for additional bedroom

**Kitchen & Casual Dining Area:**

All kitchen and dining items

Dining table and elk chandelier

Custom built-in cherry cabinets

Large walk-in pantry with 2 storage areas

Slab granite counter tops and island

Kitchen island bar with 4 plush bar stools

Built-in cherry wood veneer refrigerator

Antique hutches and assorted unique pieces

Free-standing high efficiency Pacific wood stove

**Family Room Area:**

Custom leather sleeper sectional

Custom wood equipment shelving

Custom audio equipment, speakers, and subwoofer

**Den/Bonus area off kitchen:**

Office furniture and assorted furniture

Walk-out slider to pergola covered deck

**Upper Level:**

Three Bedrooms:

- One bedroom suite with a private bathroom
- Two bedrooms with access to the view balcony

Full bathroom with dual sink vanity; full-length mirror; skylight

- Built-in cherry wood cabinets, closets and storage bins
- Charming custom tile work of forest creatures

**Ski & Sports Locker Room:**

Storage lockers & area

Ski/Mudroom use

**Laundry Room:**

LG Clothes Washer and Dryer

Sink; storage cabinets

**Oversized Garage:**

Shop tools & worktables included

Free-Standing Pacific wood stove

Polaris Ranger 4x4

Man door to back patio

Extensive built-in shelving

**Hidden Temperature Controlled Wine/Safe Room:**

Special 70 SQFT secret/wine room

Emergency supplies

**Main Residence Exterior Features:**

Circular driveway

Extensive solid teak decking around back of whole house

Sunken conversation fire pit with seating off master suite

Pergola patio off kitchen/family areas

Patio furniture with matching firepit

Stainless Steel Patio Heater

Propane grill and grilling equipment

Road tie lined retaining walls and gardening areas

Extensive drains and drainage field systems

"Cold" roof structure

Triple foundation French drain

**Storage Shed:**

Slab concrete foundation pad

Wood and rustic corrugated steel exterior

Roll up drive-in door with winter storm doors

Lean to storage attached to side

Wood/Wood Storage

**A-Frame Building:**

Composite shingle roof

Wood Frame

Previously used as a Bunk House

Currently used for general storage

**Maintenance Equipment:**

Log splitter  
Snow Blower  
Zero-turn riding lawn mower  
Professional chain saw  
Considerable smaller equipment and supplies

**\*\* PROPERTY LOCATION & CONVENIENCE**

This 10.67 acre property is adjacent to the Whitetail Resort  
1.2 miles from The Little Ski Hill  
1.3 miles from Bear Basin Trailhead with miles of nordic & mountain bike trails  
1.7 miles from the Shore Lodge  
2.3 miles from St. Luke's McCall Medical Center  
2.7 miles from the center of downtown McCall  
2.8 miles from boating, fishing & water sports on Payette Lake  
3.3 miles from Mile High Marina  
Fly fishing in every direction on the many local mountain lakes, rivers & streams  
40 miles from Steelhead & Salmon fishing and world-class whitewater rafting in Riggins  
4 miles from Ponderosa State Park  
3.4 miles from the McCall Airport accommodating large private jets  
115 miles from the Boise Airport via the breathtakingly picturesque Payette River Scenic Byway  
3.8 miles from the McCall Golf Course  
7.2 miles from Brundage Mountain Resort  
12.4 miles from the Jug Mountain Ranch Resort  
24 miles from Tamarack Resort  
110 miles from the *Frank Church- River of No Return Wilderness Area*  
Miles of summer hiking and winter ski trails in the nearby Payette National Forest  
2.9 miles to "My Father's Place" for a burger and "Ice Cream Alley" for a treat!