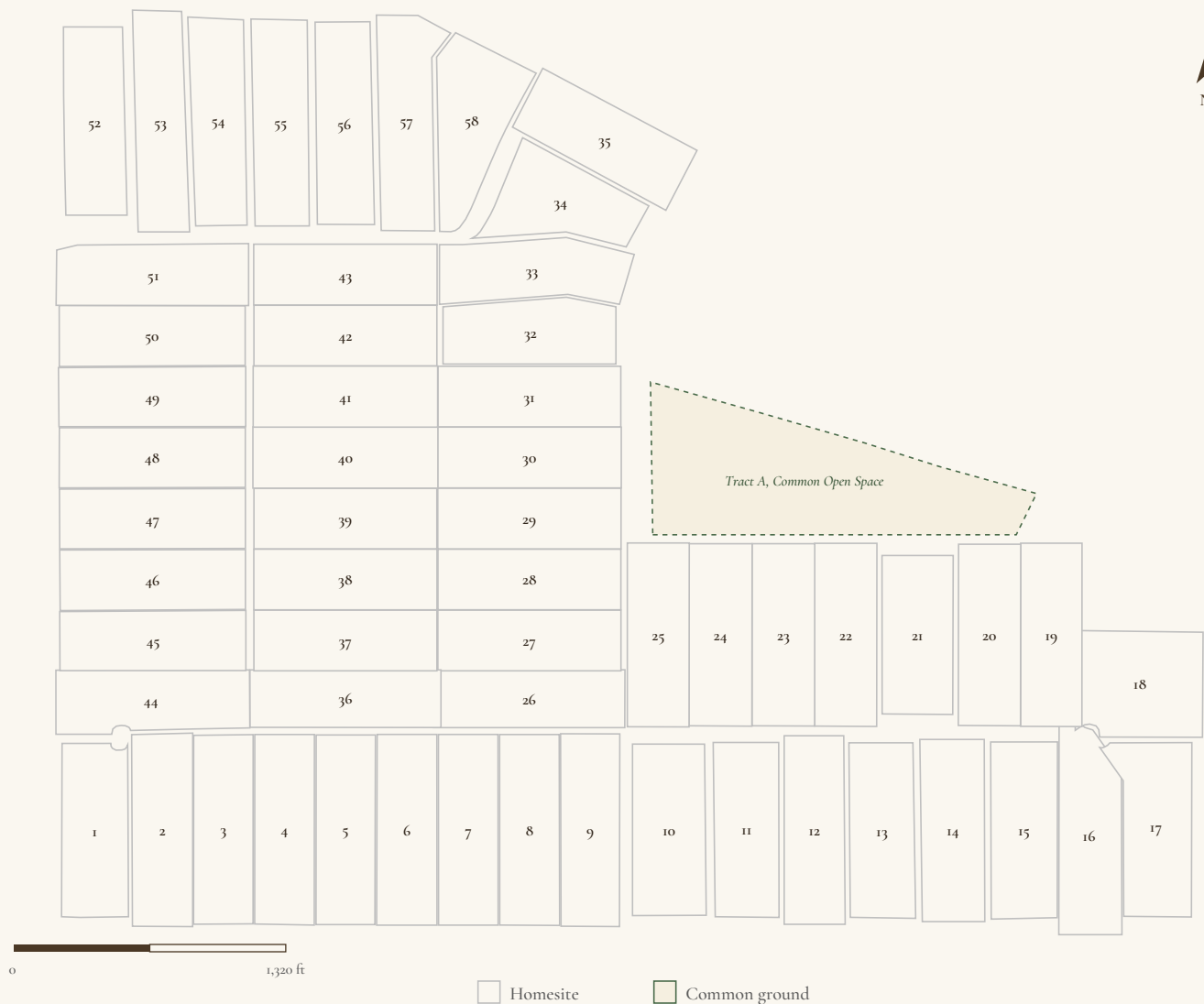


LOT MAP

Fifty-eight homesites. *Six acres, give or take.*

356.2 platted acres off Highway 54, about twenty-six minutes from Coeur d'Alene and twenty-eight from Sandpoint. Roads are public and plowed by Lakes Highway District. Power, natural gas, and fiber conduit are in the ground at every frontage.



This is our lot map, not the recorded plat. Each homesite is drawn to its approved acreage, so the sizes are true to one another, but the outlines are approximate: the surveyed boundaries live with Olson Engineering and are not published yet. Treat this as a map of where each homesite sits, not a survey of where its corners fall. Acreage comes off Sheet C-4 of the Olson Engineering plan set (job 23081), approved by Lakes Highway District, February 2026.

THE SCHEDULE

Every homesite, by the acre.

All 58 available. Status confirmed with the brokerage on August 11, 2026, and kept by hand rather than off a feed.

LOT	ACRES	LOT	ACRES	LOT	ACRES
1	6.18	21	6.09	41	6.11
2	6.32	22	6.15	42	6.00
3	6.08	23	6.18	43	6.03
4	6.13	24	6.21	44	6.32
5	6.06	25	6.15	45	6.00
6	6.19	26	5.99	46	6.04
7	6.15	27	6.01	47	6.01
8	6.17	28	6.00	48	6.04
9	6.13	29	6.03	49	6.03
10	6.76	30	6.05	50	6.07
11	6.11	31	6.00	51	6.32
12	6.15	32	5.80	52	6.16
13	6.13	33	5.75	53	6.01
14	6.25	34	5.44	54	6.00
15	6.34	35	6.32	55	6.17
16	6.71	36	5.95	56	6.14
17	6.67	37	6.01	57	6.46
18	7.15	38	6.01	58	6.13
19	6.08	39	6.00		
20	6.10	40	6.13		

WHAT IS ALREADY IN THE GROUND

Public roads, plowed.

Dedicated to Lakes Highway District. No road association, no special assessment, and an ambulance can get up the hill in February.

Power, gas, and fiber at every frontage.

Three-phase power and Avista natural gas at each parcel, with fiber conduit and a vault per lot laid in the same trench as the roads.

Building envelopes already sited.

South-facing envelopes surveyed on every parcel, engineered by Olson Engineering. Design time and review risk nobody has to spend.

Thirteen thousand protected acres behind it.

Clagstone Meadows, private Stimson working timber under a permanent conservation easement. Not National Forest, and not subdividable.

CHECK IT YOURSELF

The lot schedule as a spreadsheet, the parcel geometry as GeoJSON, and every road, water, easement and utility figure we can source are published at clagstoneliving.com/development/data. Showings are by appointment. Buyers represented by an agent are welcome, and cooperating brokers are compensated: clagstoneliving.com/agents.