



About Bear Creek Lodge



Lindal Cedar Homes design constructed in 1995. Square footage, per building plans, show approximately 5,980 square feet on the main floor, 650 square feet on the upper level for a total of 6,630 square feet.

The main lodge contains 9 guest rooms, all of which open to a rear patio offering views of professionally landscaped grounds, meadows and national forest beyond. The guest rooms include one Suite with a King sized bed, living room and a double futon.

Eight guest rooms, including one ADA designated room, feature a Queen sized bed, gas fireplace and full bath and slate floors, armoire, small refrigerator, coffee maker and microwave.

A spacious **main floor gathering room** can accommodate large crowds of visitors and diners, offering a wood burning fireplace and walls of windows. The room opens to the main deck area and is furnished with couches, chairs and tables.

A **flexible use room** would be appropriate for conferences or meetings, work out facility, theatre, gift shop or formal dining room.

A fully equipped commercial kitchen, bar area, an office complete the first level accommodations. An unfinished basement with high ceilings is currently used for storage.

The **second level** of the lodge has been utilized for dining, recreation activities, library and lounge and is furnished with a pool table, foos ball and darts, TV and couches and game tables.



About Bear Creek Lodge



Two cabins constructed to the north of the main lodge offer two separate guest rooms each with a gas fireplace and bath with Jacuzzi tub. Each room offers a King sized bed and two over stuffed chairs and armoire. All rooms feature a Jacuzzi tub, baths with slate floor and either one or two sink vanity. A small refrigerator, coffee maker and microwave are included as well.

The original design of the lodge included an additional six cabins. The two completed cabins are approximately 770 square feet each for an additional 1,540 square feet of lodging space.

In total, the Bear Creek Lodge provides approximately 8,170 square feet of lodging, restaurant and resort accommodations and can sleep 28 guests comfortably.

A nearby Caretaker's Residence—or additional rental space—will offer approximately 1,440 square feet with three bedrooms, one bath with two sinks and Jacuzzi tub, a full kitchen with cherry cabinetry, wood stove and commercial laundry.

The Lodge is offered TURN KEY including all furnishings and linens, all kitchen, bar and restaurant supplies, all catering supplies, two large storage containers, a riding lawn mower, a new Holland snow blower/grader and fire truck.



About Bear Creek Lodge



A fully equipped commercial kitchen is at the heart of the Bear Creek Lodge operations with all of the necessities to operate a full scale restaurant and bar, catering business or to hold special events such as weddings, family reunions, conferences.

Originally built for a gourmet restaurant, the kitchen includes

- Double oven 6 burner Wolf range * Wolf flat grill
- Barbeque grill * Broiler/Salamander * Deep fryer
- Tall pastry/food warming oven * Steam table * Ice machine
- Two large under counter refrigerators * One free standing refrigerator
- One walk in cooler * One walk in freezer
- Stainless steel preparation tables and sinks * Dishwashing station

All linens, restaurant and catering supplies including large round and rectangular tables, numerous chafing dishes, silver platters and serving utensils, vases, decorations, dishes, glasses, cutlery, make this a convenient turn key business opportunity.



A beer and wine license is also included with Bar and related equipment

- 3 keg taps * Soda gun
- Stainless steel glass washing sinks
- 3 under counter refrigerators



About Bear Creek Lodge



The Property

This offering involves three tax parcels totaling 65 acres.

The Bear Creek Lodge is situated on a 35 acre parcel and this offering also includes an adjoining 23 acre parcel to the south and another 7 acre parcel and home to the south of that.

All of the property is surrounded by pristine National Forest Lands.

The Bear Creek Lodge is accessed via prominent Highway 55 frontage. The property is located approximately four miles northwest of downtown McCall and offers the closest accommodations of any type to Brundage Mountain Resort—just five miles away.

Extensive trail systems with over 500 kilometers of hiking, biking, horseback riding and snowmobiling can be directly accessed from the property, providing four season recreational interest. Snowmobilers find no need to trailer sleds any further to popular trails connecting into the West Mountain system and to trailheads on the east side of Highway 55 connecting into the Brundage and Warren Wagon systems.

The Little Ski Hill and Little Bear Basin Nordic Center offer Alpine and Cross Country Skiing and are within two miles of Bear Creek Lodge. The Little Bear Basin area also offers an extensive network of mountain biking and hiking trails connecting into Brundage Mountain and the Bear Basin/Crescent Rim trail systems.

The Bear Creek Lodge is a welcoming retreat offering a peaceful, private setting and beautifully manicured grounds complete with zoned irrigation systems, low voltage lighting, bocce balls and horseshoe pits, a campfire ring, hot tub, pitch and put golf green, and picnic tables. Elk statues and historic snow sleds and carts, a gazebo and a fully stocked trout pond for catch and release further enhance this wonderful mountain retreat.

Ample parking is available for a large number of guests for events hosted at the Lodge as well as snow mobile trailers and horse trailers.



About Bear Creek Lodge



The Private Residence at 3492.5 Highway 55, McCall, Idaho

A private, separate residence is also being included in this offering on the seven acre parcel to the south of the Lodge. The home is also a Lindal Cedar Homes design with three bedrooms and two baths with approximately 1,772 square feet of living space.

Open floor plan with vaulted ceilings * Cedar tongue and groove ceilings
Wall of windows to bring the outdoors in
Dramatic cedar spiral staircase to second floor master suite
Master bath with large soaking tub
New stainless steel kitchen appliances * Cedar cabinetry
Low maintenance Trex decks with hot tub installed in rear deck

Two car garage

500 gallon propane tank * Wood burning fireplace * Electric wall heaters
Roof is architectural composite, two years old
On site septic system and well

Pristine views of Brundage Mountain



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Systems and Utilities

Heating

The Lodge gathering space is serviced with two forced air propane furnaces and two 1,000 gallon propane tanks. The Lodge has both a wood burning fireplace on the main level and a propane gas fireplace on the second level.

The guest rooms have wall heaters and a propane gas fireplace on a thermostat.

The Caretaker's residence has a wood burning stove and will have wall heaters.

Fire Protection

The City of McCall has agreed to provide fire and police services.

Additionally, the Lodge kitchen has a fire suppression system consisting of ceiling mounted foam jets. The trout pond feeds into an onsite fire hydrant and a 4 x 4 fire truck is included in the sale.

Electrical

One 14,000 volt transformers service the Lodge and Caretaker's residence. Another 14,000 transformer services the two cabins and any additional cabins to be constructed in the future.

The Caretakers residence and Lodge each have 480 volt service and the two cabins have 220 volt service.

A well house located near the trout pond has 240 service for the lighting systems of the entrance, grounds and putting green.

Irrigation

An underground, 32 zone irrigation system.

Water

Domestic water system designed by Toothmann-Orton Engineering Company. Well drillers report by Menasco Drilling dated November 1995 attached separately showing 120 feet depth of well with 150 gallons of flow per minute. A lift station pumps to four pressure tanks installed in the Lodge basement to service the Lodge and cabins. A second well on the property provides water to the trout pond, which in turn charges a fire hydrant next to the Lodge through a gravity feed.

On Site Septic System

An on site septic system located south of the entrance road services the Lodge, Caretaker's residence and cabins and was designed to accommodate additional cabins subject to health district approval. A separate lift station was constructed on the property to service future construction.

Roof

The Lodge, cabin roofs and Caretaker's residence are two years old and are a 50 year architectural composite roof.