

**3213 E Elena Lane
Chattaroy WA**

Winderemere would like to welcome you to our newest listing in the greater Spokane Area, the luxurious Harris Retreat in **The River Ranch on the Little Spokane River Development**. Real Estate Brokers Fritz Brayton and Jill Klinke are excited to bring this exceptional property to the marketplace. The Harris Retreat (designed and built by Rick Harris, of Harris Homes Construction, in 2014-2015), is built on a gently rolling, park-like, forested 2.93 acres, which features the 7,024 square foot main house, an 800+ square foot carriage house/mother-in-law suite with full amenities, and a 1,200 square foot shop.

The Development

The River Ranch on the Little Spokane River is a gated development (22 building sites ranging from 2.3 to 4.8 acres), which offers a unique country living experience, in an unspoiled natural wooded setting close to town. Located just off Hwy 2, approximately 15 minutes from the two major shopping and service districts (Wandermere and North Division “Y”), The River Ranch is also 20-25 minutes from Spokane’s newest Urgent Care facility and the North side’s premier hospital, Providence Holy Family. Also, the completion of the North-South Freeway (connecting Hwy 2 to I-90), will make the trip to downtown Spokane, Spokane International Airport, Liberty Lake, and Idaho a snap.

The River Ranch on the Little Spokane was originally part of the dairy/cattle ranch directly west of the development, and as part of the common areas, each property has a deeded access to the Little Spokane River. In addition, the development features an integrated game migration trail that enhances the natural wooded setting of the overall project. While The River Ranch, given its close location just off Hwy 2, affords quick and easy access to the greater Spokane area, it is also a gateway to the outdoor activities of the rivers and mountains of Northern Idaho and Northeast Washington.

The Main House

The 40 years of custom home design and building of Harris Homes is evident in the craftsmanship and quality materials in this home. The positioning of the main house and the mother-in-law suite/shop at the back of the acreage was chosen to minimize the intrusion on the natural setting and, at the same time, give the property an extra measure of tranquility. Vaulted ceilings, strategically-placed skylights, and liberal use of French doors throughout the home create a bright and airy look in every room. The chef's dream kitchen boasts high-end custom hickory cabinets, granite countertops and Preparation Island, black appliances, and a four-burner gas cooktop with a convenient and retractable water pot fill. There is an informal dining area with bay window that overlooks the game migration trail. The home also features a formal chandeliered dining area for those large gatherings. Directly off the kitchen/dining area is a partially covered deck that overlooks a private, treed setting. This oversized trex-deck is also 440-amp pre-wired for your hot tub or swim spa.

A five-foot grand staircase leads you up to the second floor and an oversized master suite and luxurious spa-like bathroom with amazing views from every window. Also located on the upper floor is an area that would be perfect for a personal library or cozy study that overlooks the stunning foyer and living room. The home was built to have multiple uses and currently the two main floor bedrooms are being used as a music room/office and a sewing/crafts room. These rooms are large and can be configured to meet any potential buyer's needs prior to closing. The attached, oversized garage leads directly into the large laundry/mudroom on the main floor. In addition to the 4,246 square feet currently finished in the main house, there is an additional 2,951 square foot basement with an egress window and a plumbed bathroom for future expansion.

Carriage House

(also referred to as **mother-in-law** or **multi-generational quarters**)

The charming carriage house is located directly east of the main house forming the circular drive. It has its own designated deck entrance and is 800+ square feet. This suite was constructed with the same quality finishes that are found in the Main House. The custom kitchen features custom

hickory cabinets, a large wall pantry, granite cooking island with cooktop and eating bar. The family room is pre-wired for surround sound and is directly connected to the bedroom with double doors. The bedroom has a seating area/office and leads to the full bathroom. The entire quarters has direct access to the shop area by way of the kitchen or the bathroom.

Shop

The 30 by 20 foot (1,200 square feet) shop is fully insulated, plumbed, has multiple floor drains, and is heated. There are also three separate garage doors with three individual heights, with the main door equipped with an opener. The carriage house and shop building match the main house exterior, including rock accents.

MISC INFORMATION

Public Water System: Whitworth Water District

Standard septic system, which is pre-approved for 6 bedrooms.

The development includes fire hydrants as per county specifications and is approximately 2 miles from a district fire facility.

Riverside School District or Private Schools, which include: Northwest Christian, St. Georges (20 minutes)