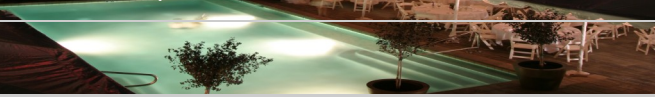


Happy Birthday
America !!



Sandpoint Abbreviated



Tomlinson
Sandpoint

Sotheby's
INTERNATIONAL REALTY

July 2010
Page 1 of 2

The Seasons at Sandpoint

Judith Ehlert, Realtor®
Bonnie Chambers, Realtor®
877 495-9055 toll free
info@sandpointrealestate.com

*If you have questions or
comments, we'd love to hear
from you!*



July Calendar of Events

- 1 - 31 Pirates of the Coeur d'Alene's** (Daily cruises leave from 2nd St. in Coeur d'Alene 208 765-4000)
- 2- 29 Panida Events** panida.org 208 263-9191
 - 2- Bound For Nowhere (film for children)
 - 9-10 16-17-Hearts Online (play "What does true love look like?")
 - 10-Butte America (saga of hard rock mining)
 - 14 - The Gourds (Americana music group)
 - 17- Sing China (1st film in 'Visit With Erica' series)
 - 23- Silver Creek Concert (John & Charlie Packard rotary benefit)
 - 29-31-Babies (documentary)
- 2,9,16,23,30 Hope Community Market** (live music, home-baked goods, fresh produce). 208 264-5481
- 2-4 Bayview Daze & 4th of July celebration.** 208 683-1859.
- 3 Sandpoint 4th of July Celebration** Events start with Kids' parade at 9 am. 208 263-2161
- 3 Garfield Bay 4th of July Festivities** Begins with Pancake breakfast at 8 am at park by boat ramp. Fireworks at dusk
- 3,10,17,24,31 Bonners Ferry Farmers Market** Locally grown produce 8 am—1pm downtown 208 267-9021
- 3,7,10,14,17,21,24,28,31 Sandpoint Farmers Market** .Local produce, baked goods, music & more sandpointfarmersmarket.com
- 4 4th of July Celebrations -Clark Fork** Parade 9:30 am, fireworks at dusk. **Priest River** Music, food begin 7 pm, fireworks at dusk. **Hope Fireworks Display** begins at dusk.
- 9-11 SummerFest** Many great musicians, beer garden, arts & crafts & much more. 208 265-4190
- 10 Sandpoint Wooden Boat Festival** Classic wooden boat display downtown Sandpoint 208 255-1876
- 10-11,16-18,24-26,31-1 Bonner County Fairground** Horse shows, 4-H and other events 208 263-8414

We apologize for leaving out many important events. We have way too many this month to list them all. For a more complete list of events, go to www.sandpointonline.com

What's New In Town?

Sandpoint's First In Town Round-About

If they haven't been to the top of Schweitzer, many residents of Sandpoint have never experienced a Round-About. So, the City of Sandpoint sent out a letter of instructions for motorists, bicyclist and pedestrians on how to use the Round-About. From my point of view, traffic is flowing at a much more even pace and the corner of Larch and Boyer isn't so hazardous anymore. Good move....City of Sandpoint!

Safeway, Yokes & Wal-Mart Look Out....New Kid In Town.

It's been years since Sandpoint had a new grocery store, but June 30 marks the grand opening of Super One Foods at the corner of Larch and Boyer...hence one reason for the new Round-About. Rumor has it, they will have a great health food section which is what I am most interested in. You know it's a small town when you get excited over a grocery store grand opening. I will be there.



New, Family Friendly Restaurant on First Avenue

The Dive is the latest addition to our "main drag" right in the middle of downtown. Very high energy, family friendly restaurant with bar, dinners, pool tables and lots of activities for the kiddies such as an arcade game room, foosball, a blow up mechanical bull (kid friendly of course) and other fun things to do. You may not want to choose The Dive for the first date where you can relax and talk.



NEW Listings!!

Waterfront lot on Lake Cocolalla

Featured Properties



Lake Cocolalla Public Boat Launch



Secondary Lot

Two Great Lots Adjacent To One Another

Here's your chance to live at Lake Cocolalla on a treed secondary lot or a lake front lot only 15 min to Sandpoint and very easy access to Coeur d'Alene. Great neighborhood only 1 1/4 miles to public boat launch and dock for water sports and fishing. Building costs are at a low, possibly starting at \$65.00 a SF. The waterfront lot has 107' of low, sandy beach frontage & is adjacent to secondary lot. Buy both lots & you could create an awesome lakefront estate without breaking the bank. *Waterfront Lot \$250,000 *Secondary Lot \$65,000

Ask The Expert

Building A New Home Can Be A Positive Experience

Building a new home or remodeling your primary residence or vacation home can be a prudent major investment. To help insure that your investment is well managed and to protect yourself from a disappointing loss there are numerous steps and precautions that you can take.

In addition to the normal procedure of checking the status of your contractor's licenses and various insurance policies, consider the following recommendations.

- Always put everything in writing and have a contract that details, among other things, the job description spelling out clearly all work to be performed, including a listing of materials and products, brand and model names for appliances and fixtures. Included in the contract should be a statement specifying the start and completion dates and a provision that allows for reasonable delays. A statement pertaining to the contractor's and vendor's warranties should also be included.
- Never pay for the entire job in advance. You may be required to make a deposit when work begins to cover materials, and always pay by check. Make scheduled payments according to the completed work in progress.
- Always obtain proper building permits and variances. The building permits and proper variances are for your protection. Regulatory inspections help insure that the work performed meets all codes and safety standards.



Following these simple suggestions won't protect you from all of the possible legal and financial hazards and it is always a good idea to obtain legal counsel.

Alex Deeds, North Face Construction
alexdeeds1@gmail.com 208 699-9001

Buyer/Seller Tips

Don't Do This If You Are In Middle Of Home Purchase?

It's really easy to just do business as usual during the time of buying a home, but this could be detrimental to your purchase when you get right down to closing. Yes, even applying for a credit card during the escrow period could really upset the appercart. The following is an exert I recently received from a lender on new regulations being enforced.

“Realtor clients are reminded that when the borrower signs the final loan application, they are verifying that all information in the application, including the liabilities, are current and accurate and that if new debt is revealed, their loan may be subject to re-qualification and/or re-pricing. We also reserve the right to stop funding altogether, if the borrower no longer meets loan program guidelines. Not reporting additional applications for credit to their loan officer or mortgage lender could be considered mortgage fraud”. Be knowledgeable and be safe.