



Lisa Lembeck

**5245A W PRUFER CROSSCUT RD | 99006**

**\$725,000**

**BEDROOMS 5**

**BATHROOMS 4**

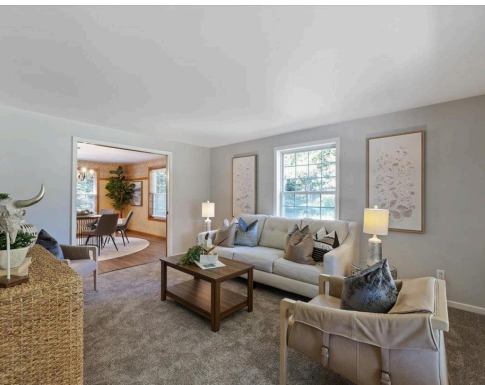
**# OF STORIES 2**



**TOTAL SQ FT 3,168**

**GARAGE CAR SIZE 2**

**ACRES: 9.53**



## PROPERTY OVERVIEW

A sense of peace will wash over you when you arrive at this farmhouse that sits on 9.53 fenced acres with a 24' x 30' shop. A natural setting, with a beautifully manicured lawn, flower beds, sprinkler system, a back patio, raised garden beds and pathways to wander. 10 different species of trees. For energy efficiency, this home was built to the Super Good Cents standards. Ready for the market with fresh painting and new carpeting. The main floor boasts a den off the entry, a living room and a dining area that adjoins the kitchen. Space to host gatherings! Whitewashed cabinetry in the kitchen with lots of counterspace and a pantry. Upstairs there are 4 bedrooms and two bathrooms. The basement features a 5th non-conforming bedroom, bathroom, mechanical room, storage and rec room with a Blaze King wood stove for an additional heat source. Excellent water quality from the community water system. New roof in 2018. On septic. RV parking. Shared driveway. Just minutes to Deer Park, Suncrest and North Spokane.



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SCAN FOR TOUR





**Property Info for Parcel GEO ID 5170055; Stevens County:**

- Owner built & lived in continuously since 1993 & to Inland Power “Super Good Cents” standards exceeding their insulation, windows, appliances, heating & cooling specs.
- Licensed surveyor surveyed land & recorded in Stevens County in 2024.
- All roads, power and water are legal easements recorded in Stevens County.
- Basement: 1,104 sf.  
Main: 1,104 sf.  
Upper: 960 sf.  
Total: 3,024 sf.
- 6' x 32' Front covered porch; back concrete patio
- Garage: 24' x 24' plus 12' x 12' separate attached storage room.
- Garage has 18' x 7' overhead door with operator; wired & finished interior; cabinets; side door to exterior.
- Laundry, den, ½ bath on main.
- 4 Bedrooms upper with 2 baths.
- Lower level 1 bedroom/hobby room, full bath, large rec room, wood storage (5 cords) room for Blaze King catalytic EPA certified woodstove with SS chimney.
- Sprinkler system, dry stream landscaping, side yard garden, deer proof raised bed vegetable garden.
- Electric furnace with electronic air filters + heat pump; Inland Power @ average \$ 85.00 per month electricity bill. Ecobee smart t-stat.
- Class “B” Community Water System (LLC) with 6,000 gallons holding tanks and backup generator on well & tank pumps. Each homeowner is a water board member with a vote on administration and operation. Records available.
- New architectural class A roof in 2018.
- New main floor LVP in 2022.
- New carpet in 2025.
- Interior painted in 2025. Exterior trim painted in 2025.
- Out building tool shed 8'x 12' with electricity.
- Metal Shop 24'wide x 30' deep with 10' x 30' enclosed side shed. 18' wide x 10' high overhead door.
- Shop is wired & finished inside, wood stove & SS chimney.
- Septic Tank pumped & certified in good operating condition by “First Class Septic” on 5/13/2025.

**12+ species of trees on 9.53 fenced acres. Some of the species on this land:**

Ponderosa Pine	Lodgepole Pine	Blue Spruce
Engelman Spruce	Tamarack (Western Larch)	Western Red Cedar
Hemlock	Douglas Fir (Red Fir)	Grand Fir (White Fir)
White Pine	Quaking Aspen	Maple