



## FACT SHEET

**OVERVIEW:** Whitetail Club, a 1,300-acre private real estate community and club located in McCall, Idaho, the heart of the region's prized Salmon River Mountains, is located five minutes from McCall Municipal Airport, which features a 6,000 foot all-weather runway that provides easy access for private aircraft of all sizes, and a mere 100 miles from Boise Airport via one of the most remarkable 2.5 hour drives in the U.S. This mountainous hideaway is set on the southern glacial waters of Payette Lake and offers a retreat for meaningful experiences that leave a lasting impression. Closely located to the iconic lakefront resort, Shore Lodge, and The Cove, an award-winning McCall spa, this real estate community marries the best in rustic-modern living with the majesty of a mountain-based sanctuary – paying homage to a time when things were simpler, organic and genuine.

As an ideal place for a second, third or primary home, Whitetail Club features homesites starting at \$325,000, townhouses starting at \$1,395,000 and cottages starting at \$1,189,000.

Once settled, owners may take advantage of the coveted Whitetail Club membership that enhances each owner's experience and provides members quintessential benefits, including a variety of outdoor pursuits and indoor adventures that epitomize the vibrant way of life available in McCall and at Whitetail Club. Owners also have exclusive access to a variety of amenities, including a 7,200 yard Andy North-designed Whitetail Club golf course named one of Golfweek's "Best Courses In the Nation," Fish and Swim Club and a one-of-a-kind Lakefront Clubhouse complete with spaces dedicated to teens, children, new dining concepts, meetings, events and general communing, as well as programs that pay homage to the destination – suitable for any multigenerational explorer and traveler.

Underscoring Whitetail Club's extraordinary setting in West Idaho are the outdoor experiences available to owners. Whether it is adrenaline-inducing activity or more leisure pursuits, the community is a destination of enduring appeal.

**ADDRESS:** Whitetail Club  
501 W Lake Street  
McCall, Idaho 83638

**TELEPHONE:** (208) 634-1725

**WEBSITE:** [www.whitetailclub.com](http://www.whitetailclub.com)

**OPENED:** 2002

**HISTORY:** The 2008 purchase of Whitetail Club was influenced largely by the power of a memory. Now owner of Whitetail Club, Joe Scott's involvement in the area dates back to 1957 when he would spend summers at Shore Lodge while visiting his grandparents' cabin in McCall – a childhood memory that largely influenced his involvement today and passion to maintain the area as a special place for families to experience the Gem state staple.

**REAL ESTATE:** Active enthusiasts seeking a four-season hideaway that offers an authentic escape into the outdoors will enjoy Whitetail Club. Those who seek boots-on-the-ground adventure year-round will find it easy to call Whitetail Club home with tailored amenities for a personalized experience in a town that's still a best kept secret.

There have been approximately over 140 properties sold to date.

Homes at Whitetail Club sell for \$739,000 to about \$5,000,000.

Available home sites range from at \$325,000 to \$1.5M and townhomes start at \$1,395,000.

### **HOME SITES**

Home sites at Whitetail Club currently start at \$285,000 and satisfy any owner's tastes with a variety of breathtaking views, whether it's of the Salmon River Mountains, the Whitetail Club Golf Course or Payette Lake. Golf course sites offer picturesque vistas of the award-winning golf course, wooded seclusion and privacy and easy access to the Fish & Swim Club; meadow home sites feature distant mountain vistas and tranquil views over verdant meadows; and mountain home sites offer views of specimen trees, convenient access to hiking and biking trails, and easy access to the mountaintop Yurt.

Custom homes can range in size from 3,500 square feet to 15,000 or more depending on the home site.

### **SHORE LODGE COTTAGES**

Located a short walk from the glacial waters of Payette Lake, the intimate enclave consists of 23 architecturally sophisticated residences with rustically modern appeal.

Designed as the ideal incubator product for buyers in search of owning in a one-of-a-kind real estate community, the 1,400 to 2,500-square-foot cottages not only offer a standout location that is a first for the development, but also access to an impressive portfolio of facilities, amenities and programming for an enriching mountain lifestyle. The homes will also be the first product within the community available for rental opportunities through the rental pool program managed by the adjacent, award-winning Shore Lodge resort. This latest initiative from Whitetail Club's multi-million-dollar comprehensive master plan came on the heels of the development's lakefront clubhouse opening, which debuted mid-2017.

Those purchasing Shore Lodge Cottages have the option of selecting from four floor plans ranging from one-to-three-bedroom residences. Offering a modern yet locally-celebrated design aesthetic with a seamless uninterrupted visual connection to the Rocky Mountains, each newly built residence will come with a foundation of new furnishings, natural colors, rich textures and woods, and local elements found in all three available Mountain Rustic, Lake Retreat or Sophisticated furnishing packages.

### **THE FAIRWAYS AT WHITETAIL CLUB**

Situated along Whitetail Club's award-winning golf course, The Fairways at Whitetail Club is a multi-acre golf course townhome neighborhood made up of 34 spacious three to four-bedroom townhomes. Ranging from 2,908 to 3,450+ square feet, The Fairways at Whitetail Club are available in two fully customizable models, the Pencross and Bentgrass starting at \$1.515M.

## *Whitetail Club, Facts-at-a-Glance*

The expansive residences at The Fairways at Whitetail Club will provide buyers an array of curated offerings to create the perfect Central Idaho dream home. The two customizable models, the Pencross and Bentgrass, allow owners to have the flexibility of expanding key living and entertaining areas to add square footage to gathering areas, further extending into Whitetail Club's award-winning golf course. The Pencross provides buyers with the option for a finished lower level with two bedrooms, two baths, family lounge and wet bar, as well as a hot tub terrace and hot tub on the main floor terrace.

The Bentgrass follows suit and provides the option of a lower level bunk room and bath, a lower level wet bar, as well as a hot tub terrace and hot tub on the lower level terrace.

Two interior design packages, The Mountain Rustic and The Mountain Modern, will provide elegant design elements that will complement the surrounding natural setting, with fixtures and finishes including rustic wood flooring, custom cabinetry, slab countertops, interior timber detailing and covered outdoor living.

### **DISCOVERY COTTAGES:**

Available to prospective buyers who wish to test out the lifestyle of the community firsthand, Whitetail Club features five cottages called the Discovery Cottage. Designed to emulate the exterior and interior features of the Shore Lodge Cottages, the 750 square foot Discovery Cottages feature pitched roofs, white oak wood floors and fieldstone fireplaces. Guests are able to envision what it would be like to be a part of the unique community with access to its suite of private club and year-round recreational amenities.

### **WHITETAIL CLUB MEMBERSHIP AMENITIES:**

As of May 2017, owners have enjoyed a custom-built Lakeside Clubhouse developed exclusively for members. This new waterfront outpost meets the needs of multi-generational members seeking to enjoy the finer things in life while overlooking the shores of Payette Lake. From a communal area with floor-to-ceiling windows overlooking the sandy beach and the lake's glacial waters, a kids room and separate teen center to keep young ones entertained, an exclusive specialty restaurant and bar steps from the water's edge, an activities cabin stocked with ultimate season-ready gear, or multiple private outdoor hot tubs to help ease the muscles after a full day of golf, the year-round Lakefront Clubhouse is the convivial epicenter for the residential community. Additionally, members have access to six different boats, as well as to a slip where they can dock their personal boats. Owners can enjoy having a lakefront gathering place to call their own.

A 6,000 square foot venue, the Fish and Swim Club serves as a perfect social setting for the residential community and provides access to a trout pond that doubles as an ice-skating rink in the winter; a 14,000 square foot tennis and fitness center; golf shop and grill restaurant; and a park and day camp for kids.

Memorable indoor and outdoor activities and events curated through the development's coveted membership program include special concerts with notable performers such as Earth, Wind & Fire and Josh Turner; adrenaline-inducing excursions – skiing, snowmobiling, snowshoeing, mountain biking, trail hiking, white-water river rafting, wake surfing and other watersports; and leisure pursuits such as glass mosaic design classes, a soak in local hot springs, foraging excursions with knowledgeable explorers and even Christmas tree hunting during the holidays.

The buy-in for a full resident membership is \$75,000 and monthly club dues are \$715, while the sports/social membership is \$40,000 and monthly club dues are \$450.

## Whitetail Club, Facts-at-a-Glance

Full list of Whitetail Club member amenities:

- **New!** Whitetail Club Burger Co: <http://whitetailclub.com/introducing-whitetail-burger-company/>
- Lakefront 17,000 square-foot Clubhouse: <http://whitetailclub.com/amenities/lakefront-clubhouse/>
- Andy North-designed golf course: <http://whitetailclub.com/amenities/golf-course/>
- Access to Shore Lodge amenities: <http://whitetailclub.com/amenities/shore-lodge/>
- Idaho's premier spa, The Cove: <http://thecovemccall.com/>
- Private All-Season Trails (10 miles single-track mountain biking trails, 20 kilometers of Nordic skiing trails): <http://whitetailclub.com/amenities/trails/>
- Private Yurt: <http://whitetailclub.com/amenities/yurt/>
- Fish and Swim Club: <http://whitetailclub.com/amenities/fish-and-swim-club/>
- Indoor Tennis & Fitness: <http://whitetailclub.com/amenities/tennis-fitness/>
- Whitetail Club Park: <http://whitetailclub.com/amenities/playground/>
- Kid's Activities: <http://whitetailclub.com/amenities/kids-activities/>
- Year-Round Member Activities & Events: <http://whitetailclub.com/happenings/>

**GOLF COURSE:** Members may enjoy access to Whitetail Club's Golf Course, a 7,200-yard, par 72 course designed by Roger Packard and two-time U.S. Open winner Andy North. The course is available for play to Whitetail Club members from mid-May to mid-October.

**GETTING THERE:** Whitetail Club is a scenic 2.5-hour drive from Boise, Idaho along the picturesque Payette River Scenic Byway (Hwy 55). From the Boise Airport, take I-84 West seven miles to the Eagle Road/Hwy. 55 exit. Turn right (northbound) and drive 6.5 miles to State Street/Hwy. 44 junction. Turn right (eastbound) and follow for 1.8 miles to Hwy. 55 junction. Turn left (northbound) and enjoy the spectacular scenery along the Payette River for 98 miles. Drive through town and Whitetail Club is on the left-hand side approximately a mile outside of the downtown area.

The McCall Municipal Airport, only a five-minute drive from Whitetail Club, is also available for easy access to the area. Private flyers have the luxury of leasing their own hangar, should they need one (size permitting). To contact the airport, dial 208.634.7137.

**IMAGES:** Upon Request

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