

Whitetail

MCCALL, IDAHO

FACT SHEET



OVERVIEW:

ADDRESS:

Whitetail Club
501 W Lake Street
McCall, Idaho 83638

TELEPHONE: (208) 634-1725

WEBSITE: www.whitetailclub.com

OPENED: 2002

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 to 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 \$415,250 and townhomes starting at \$2,199,000.

Once settled, owners may take advantage of the coveted Whitetail Club membership that enhances each owner's experience and provides members with quintessential benefits, including various 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.



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 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 200 properties sold to date.

Home prices at Whitetail Club start at just over \$2 million.

HOMESITES

Homesites at Whitetail Club currently start at \$415,250 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 typically range in size from 4,000 up to 10,000 square feet.

THE FAIRWAYS TOWNHOMES AT WHITETAILED CLUB

Situated along Whitetail Club's award-winning golf course, The Fairways Townhomes at Whitetail Club is a multi-acre golf course townhome neighborhood made up of 34 spacious three-to-four-bedroom townhomes. Ranging from 2,912 to 3,609 square feet, The Fairways Townhomes at Whitetail Club are available in two exquisite models. Pricing for the Pencross model starts at \$2,199,000, and \$2,379,000 for the Bentgrass model.

The expansive residences at The Fairways Townhomes at Whitetail Club will provide buyers an array of curated offerings to create the perfect Central Idaho dream home. The two inviting models, **Pencross** and **Bentgrass**, afford buyers unprecedented golf-course living.



With an alluring walk-up layout leading to 2,912 square feet of exceptional design, **Pencross** offers buyers an exceptional open-concept first floor, complete with a stunning primary suite, family lounge, and outdoor terrace. Upstairs, you will find two well-appointed guest suites, centered by a loft space suitable for use as an artist's studio, playroom, or just an escape from the everyday.

With 3,609 square feet and a walkout layout, **Bentgrass** provides a main floor with a vast living area and family room and a generous primary suite, complete with a luxurious bathroom and walk-in closet. The lower level includes a family lounge, along with three sleeping quarters: a junior primary suite, an extensive guest suite, and a well-designed bunk area – each with an en-suite bathroom.

Two interior design packages, Mountain Rustic, and 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.

THE DESIGN-BUILD COLLECTION

For those seeking to build a world-class mountain & lake view property without the guesswork or prolonged time commitment, Whitetail Club has streamlined the process with an exclusive collection of custom home designs. Decidedly Idaho, these seven designs work to bring the surrounding mountain and lake views closer to home with sun-drenched interiors and spacious decks perfect for family barbecues, entertaining, or soaking up McCall's magnificent scenery. Featuring modifiable floor plans and interior finishes, this offering streamlines the time-consuming design stage while giving homebuyers the chance to bring their vision to life.

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 can 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 MEMBERSHIP AMENITIES

The 17,000-square-foot lakefront Clubhouse was developed exclusively for members and their guests. This waterfront outpost meets the needs of multigenerational 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 our full-service marina, including six different boats available to the membership. 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, swimming pool, Whitetail Burger Co. & Coffee Bar
- A 14,000-square-foot tennis and fitness center
- Golf shop and grill restaurant
- 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 Styx.
- Adrenaline-inducing excursions – skiing, snowmobiling, snowshoeing, mountain biking, trail hiking, white-water river rafting, wake surfing, and other watersports.
- Leisure pursuits such as ATV excursions and culinary classes and events, 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 \$90,000, and monthly club dues for a resident full is \$1,200 a month, while the sports/social membership is \$55,000, and monthly club dues are \$760.

Full list of Whitetail Club member amenities:

- 17,000 square-foot lakefront Clubhouse, Boathouse and Marina
- Andy North-designed golf course, Clubhouse, and practice facility
- Access to Shore Lodge amenities
- The Cove, An Authentic McCall Spa
- Groomed Trails
- 10 miles of single-track mountain biking trails
- 20 kilometers of Nordic skiing trails
- Private Yurt
- Fish and Swim Club
- Ice Skating Rink
- Whitetail Burger Co. & Coffee Bar
- Indoor Tennis & Fitness
- Pickleball Courts
- Whitetail Club Park
- Kid's Activities
- Year-Round Member Activities & Event



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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