

Estates at Waterstone



Where Elegance Meets Exclusivity

Where Elegance Meets Exclusivity at The Estates at Waterstone

At the water's edge, where stillness and refinement coexist, a rare residential enclave emerges. The Estates at Waterstone is a private waterfront sanctuary designed for those who have achieved success—and now seek something more meaningful: space to breathe, room to reflect, and a setting worthy of the life they've built. Here, every detail is deliberate, every moment elevated by the quiet luxury of living connected to the water.

This is not simply a place to reside—it is a retreat from the ordinary, crafted for those who value privacy, beauty, and legacy.

Life at The Estates at Waterstone unfolds at an unhurried pace. Mornings begin with glass-smooth water reflecting the sky, enjoyed from expansive terraces or through walls of glass that dissolve the boundary between indoors and out. Evenings invite connection—sunsets shared dockside, boats returning gently to private covered slips, and gatherings framed by the calm rhythm of the shoreline.

The gated nature of the community ensures discretion and peace of mind, creating an atmosphere of quiet prestige. Residents enjoy access to a thoughtfully designed waterfront recreation area—an extension of the homes themselves—where leisure feels effortless and privacy is always preserved.

Perfectly positioned near Post Falls and Coeur d'Alene, Waterstone offers seamless access to fine dining, championship golf, cultural events, renowned healthcare, world-class fly fishing rivers, ski resorts, and Spokane International Airport—allowing residents to enjoy the best of the region while returning home to absolute tranquility.

The Opportunity

Introducing Estates at Waterstone, an exclusive new riverfront gated community where timeless elegance and natural beauty come together. Nestled along serene waterfront, this premier development offers expansive estate homesites, private access to the river, and a lifestyle of refined tranquility. With unmatched privacy, stunning views, and luxury living at its core, Estates at Waterstone is more than a place to live — it's a place to belong. Now launching — your riverfront dream begins here.



Beach & Marina Renderings



Development Overview



Architectural Styles

At The Estates at Waterstone, Where the Land Inspires the Legacy

Modern Mountain Living

Clean lines. Natural materials. Expansive glass.

Homes here are designed to blend seamlessly with the landscape—capturing light, views, and the rhythm of the river.

Build Your Custom Home

- Premier waterfront & secondary waterfront lots
- Generous homesites for luxury custom builds
- Indoor-outdoor living designed around the water
- Covered boat slips with direct river access

Preferred Builders. Elevated Results.

Work with trusted builders like Aspen Homes and Paras Homes to design and build your fully custom home.

- Personalized floor plans & finishes
- Expert guidance from concept to completion
- High-end craftsmanship aligned with community vision

Lifestyle Without Compromise

Boat to dining and recreation, or enjoy quick access to Coeur d'Alene, golf, shopping, and Spokane International Airport.

Privacy when you want it. Connection when you need it.

Limited. Intentional. Yours.

Only 22 homesites.

Design a home that reflects your lifestyle—
in a setting that cannot be replicated.



Architectural Style Examples



Location:

Post Falls offers a lifestyle that combines small-town warmth with metropolitan access. Many residents choose Post Falls for its affordability and convenience, as it sits just minutes from Coeur d'Alene and less than half an hour from Spokane. Families enjoy safe neighborhoods, strong schools, and abundant parks, while professionals appreciate short commutes and diverse job opportunities. Outdoor recreation plays a central role in daily life, with the Spokane River, hiking trails, and nearby mountains providing endless adventure. The city has a strong sense of community, with a focus on growth while retaining its local charm.

Things to Do

Post Falls offers a wide variety of activities and attractions:

- Q'emiln Park: A large riverside park featuring swimming, rock climbing, and trail systems.
- Spokane River Recreation: Boating, kayaking, fishing, and scenic views.
- Falls Park: A family-friendly park that provides views of the historic dam and falls.
- Golfing: Courses like The Links and Prairie Falls Golf Club attract locals and visitors.
- Winter Sports: Skiing and snowboarding are just a short drive away at nearby resorts.
- Community Events: Farmers markets, parades, and seasonal celebrations foster a lively atmosphere.
- Shopping & Dining: A growing number of restaurants, breweries, and retail shops provide both convenience and local flavor.

Yearly Average Temperatures

Post Falls experiences the four-season climate typical of North Idaho:

- Summer: Warm and dry, with highs in the upper 70s to mid-80s°F.
- Fall: Cool and crisp, with highs in the 50s–60s°F, often accompanied by brilliant foliage.
- Winter: Cold and snowy, with lows in the teens and highs in the 20s–30s°F; snow averages 50–60 inches annually.

Spring: Mild, with highs in the 50s–60s°F, making it a refreshing season for outdoor activities.



Location Map

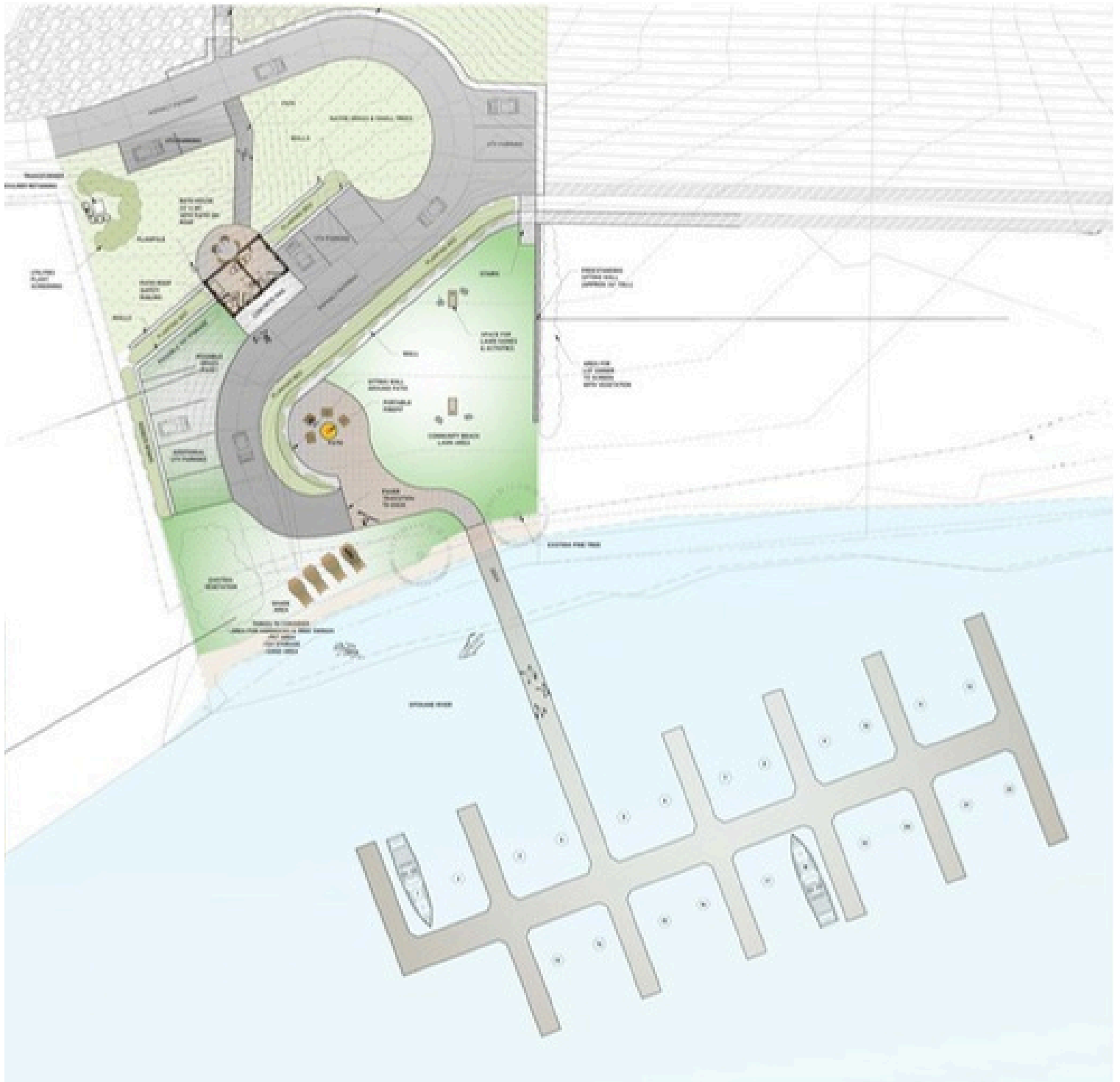


Tract Map



Price and availability are not guaranteed from this map, for marketing purposes only. Buyer & Buyer's agent to verify with listing agent, Rob Elder at Century 21 Beutler & Associates.

Shoreline Marina Map



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Highlights

Set against a pristine waterfront backdrop, The Estates at Waterstone is surrounded by natural beauty that feels both expansive and intimate. The water is a constant presence—calming, reflective, and ever-changing—while mature landscaping and thoughtful community planning enhance privacy and exclusivity.

Beyond the gates, the surrounding region offers a refined lifestyle rarely found in one location. Residents enjoy proximity to acclaimed golf courses, upscale dining, boutique shopping, cultural events, top-tier medical facilities, and year-round recreation—from skiing and boating to fly fishing and scenic trails. Waterstone's location complements its luxury, offering convenience without compromise.

Homeowners Association

Living in Waterstone means enjoying all the perks of a thoughtfully managed HOA designed to enhance your lifestyle. From maintaining pristine common areas and private gated entry to caring for lush landscaping and snow removal, the HOA takes care of the details so you can focus on enjoying your home. At Waterstone, the HOA benefits aren't just services—they're part of a worry-free, resort-style living experience.

Lawn & Yard Maintenance:

- Weekly mowing and trim
- Spring cleanup
- Fall cleanup
- Shrub pre-emergent Spring
- Shrub pre-emergent Fall
- Shrub weed control follow up
- Spring pruning for trees and shrubs
- Fall shrub pruning
- Insect and disease control for trees and shrubs
- Fertilize trees and shrubs
- Lawn fertilizing, four applications

Snow Season

- Snow plowing
- Clearing sidewalks
- De-ice sidewalks and streets

Community Maintenance

- Restroom cleaning
- Dock maintenance
- Gate maintenance
- Dock cover seasonal install and removal

Irrigation

- Irrigation setup
- Irrigation repairs, checks and adjustments
- Irrigation winterization

\$ 695.00 due monthly

Development Highlights

LOCATION/ACCESS

Property is located at Ravine Drive, Post Falls Idaho 83854 about 3 miles from Downtown Post Falls and 7 miles to Downtown Coeur d'Alene. The property is easily accessed from Ponderosa Drive.

PROJECT SIZE

± 9.8685 Acres

GOVERNING MUNICIPALITY

City of Post Falls

NUMBER OF LOTS

The project includes 22 approved estate lots luxury homes.

BOAT SLIPS

Included 22 boat slips, one for each lot

- Covered
- Dock Box
- Power & Water
- Bathrooms

GATED COMMUNITY

UTILITIES

- Water: City of Post Falls
- Sewer: City of Post Falls
- Garbage: City of Post Falls
- Gas: Avista
- Electric: Avista
- Road: Paved, private maintained

SCHOOLS

- Elementary School (K-5): Ponderosa Elementary School
- Middle/Junior High School (6-8): Post Falls Middle School
- High School (9-12): Post Falls High School

Why You'll Love Living on the Spokane River

A Waterfront Lifestyle Like No Other in Post Falls & Coeur d'Alene

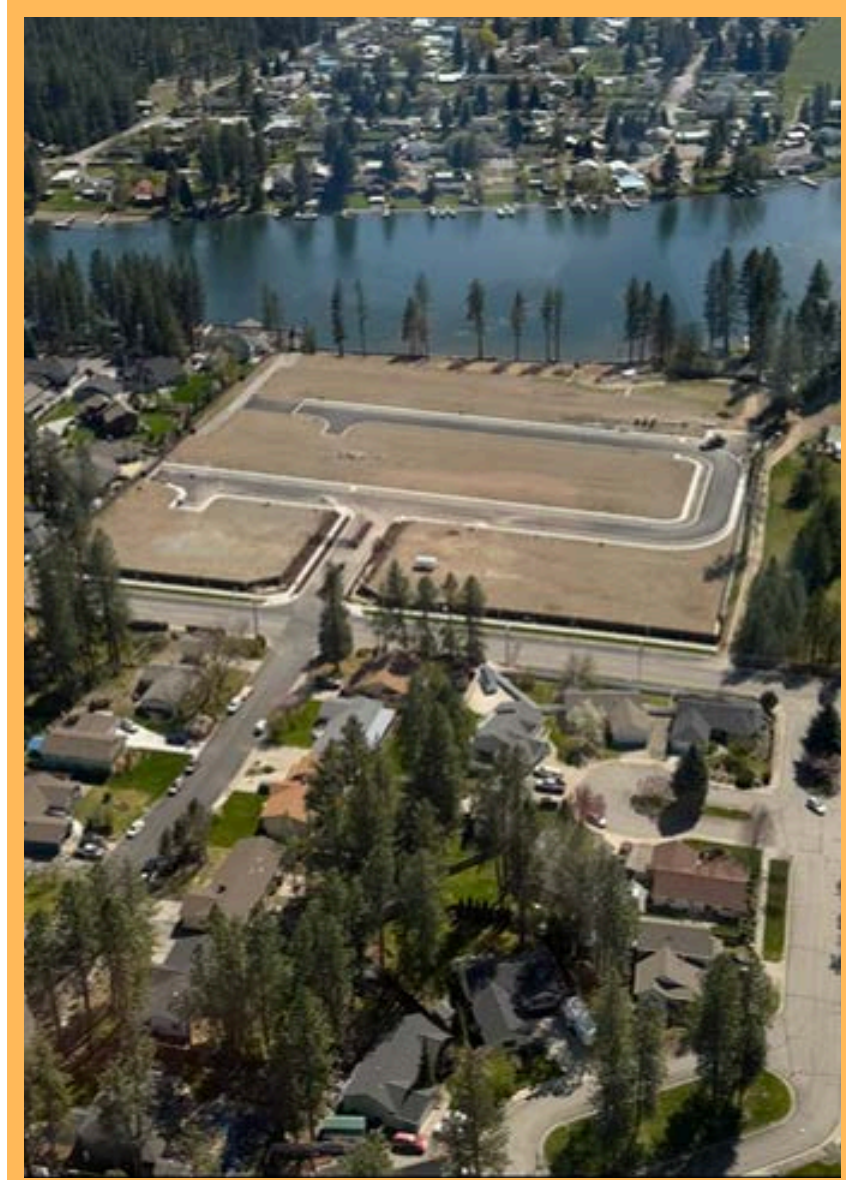
Welcome to the perfect blend of natural beauty, recreation, and convenience—Spokane River living in North Idaho offers an unmatched lifestyle for those who love the water and the outdoors, but still want easy access to modern amenities.

Here's why life on the river is calling your name:

- Private Waterfront Access – Enjoy direct access to boating, paddleboarding, swimming, and fishing right from your own backyard.
- Connected to Lake Coeur d'Alene – From your dock, cruise straight to the world-renowned Lake Coeur d'Alene, where you can play a round at the lakefront golf course, dine at award-winning restaurants, or relax at one of the many scenic waterfront hangouts.
- Minutes from the Action – You're just moments away from Atlas Waterfront Park, Riverstone, and Downtown Coeur d'Alene, offering boutique shopping, restaurants, nightlife, farmers markets, city concerts, and festivals.
- Central & Convenient – Quick access to I-90, 14 minutes to Kootenai Health, 12 minutes to Liberty Lake, 6 miles to CDA Airport, and just 35 minutes to Spokane International Airport (GEG).
- Vibrant Local Events – Whether it's Post Falls Days, River City Music & Market, or other seasonal events, you're in the heart of the excitement.
- Scenic Beauty Year-Round – Enjoy breathtaking views, peaceful wildlife, and outdoor adventures in every season.

Your Private Introduction to The Estates at Waterstone

Navigating luxury real estate requires discretion, expertise, and a concierge-level approach. With deep knowledge of the local luxury market and a commitment to personalized service, your Waterstone advisor ensures every detail—from first inquiry to final closing—is handled with professionalism and care.



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SPECIALIZING IN NEW CONSTRUCTION & SPOKANE RIVER WATERFRONT

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