MOUNTAIN LIFESTYLES
Property Services Inc.

For More Information
Call Brian Emerick 208-720-4235

PROPERTY PROFILE

Details

Property ID#	MV RIE 60	Listing Date	May 7, 2026
Rental Price/Month	$12,000.00	Date Available	Early July 2026
Property Address	60 River Sage Court Hailey, Idaho 83333	ValleyLocation	Mid Valley
Property Type	Free Standing House	Other Type	
Property Size	4500 sq ft approx	Lot Size	1-2 Acres
Bedrooms	4	Other Rooms	Media room, office, laundry, guest apartment (and, guest apartment counted as a bedroom in the 4 bedroom
Full Bathrooms	4	Half Baths	2
Furnished?	Yes	Pets Allowed?	Considered
Garage	Attached	Number of Cars	3

Heat Source

Gas Forced Air ☑	Radiant Floor ☐	Electric Forced Air ☐	Electric Baseboard ☐	Electric Wall Heater ☐

Fireplace?	Yes	Number of Fireplaces	4

Fireplace Type

Wood w/ Gas Ignite ☑	Wood w/o Gas Ignite ☐	Gas Log ☑	Wood Stove ☐	Gas Log Stove ☐

Air Conditioning?	No	Air Conditioning Area	N/A

Appliances

Stove

Separate From Oven ☑ With Oven ☐ Gas ☑ Electric ☐

Oven

Separate From Stove ☑ With Stove ☐ Gas ☐ Electric ☑

Refrigerator/Freezer: Side By Side

Microwave: Built In

Clothes Washer/Dryer?: Yes

Clothes Washer/Dryer Type: Front Load

Appliance Details: Quality kitchen appliances with Sub Zero fridge/freezer, gas cook top stove, and separate oven. Laundry machines are full-size, front loaders.

Settings And Amenities

Neighborhood: Private River Sage neighborhood in East Fork about 1/4 mile to Highway 75

Yard: Extensive Private

Views: Quite Nice

Hot Tub: Private

Pool: None

Other Features: Large and nicely landscaped yard with big outdoor patio area with outdoor cooking space and private hot tub

Utilities

Natural Gas Present ?: Yes

Natural Gas Responsibility: Tenant

Electric: Tenant

Internet: Tenant

Cable TV Tenant ☑ Landlord ☐ Landlord Basic ☐ Extra Channels Tenant ☐

Phone Line: Tenant

Water/Sewer: Landlord

Utilities Details: Tenant takes electric power, natural gas, and garbage collection into tenant's name (all mandatory). Tenant makes own choice about cable TV and/or internet. Property is on a well and septic system, so no municipal water/sewer accounts.

Services

Landscaping: Shared

Snow Removal: Tenant

Garbage Collection: Tenant

Hot Tub Service: Tenant

Service Details: Tenant responsible for snow removal at driveway, walkways, and patio; landlord responsible for roof shoveling if needed. Landscaping is a shared responsibility -- landlord arranges/pays for fall clean up and irrigation de-activation, spring clean up and irrigation activation, and tenant responsible for mow/trim and garden bed maintenance during growing season. If tenant wants hot tub operational,