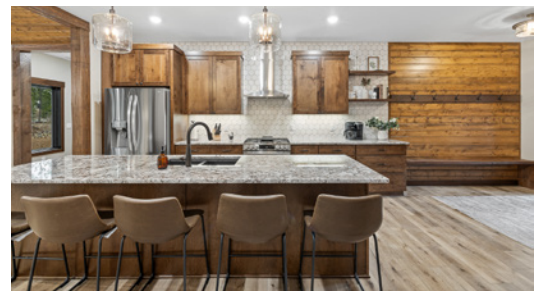


11266 Westwind Court Lt. 8B Block 11 | Lead, SD 57754



5 Private King Master En-Suites

Price: \$1,399,000



## Turn-Key Fully Furnished Home Ready In 2024

Award-winning general contractor, Lighthouse Construction, is offering this luxury home for sale at Powder House Pass Development. This home has convenient access to the Community Building and year-round outdoor pool. Nestled in the Northern Black Hills of South Dakota, Powder House Pass has direct access to state Snowmobile Trails and close proximity to ATV trails. In addition, there is access to the Nationally Recognized Mickelson Trail with 110 miles of walking and biking trails. Minutes from Terry Peak ski area, Lead and Deadwood, it is truly a year-around destination for people of all ages. This home is perfect for your investment portfolio or luxury personal use!

## Powder House Pass Amenities:

- » Paved Roads
- » Community Building
- » Cell Service
- » Heated Outdoor Pool
- » Outdoor Splash Pad
- » Game Room
- » Fiber Internet
- » Municipal Water & Sewer
- » Natural Gas
- » Direct Access to Mickelson Trail For Walking and Biking
- » Direct Access to State Snowmobile Trails
- » Local Amenities
  - » Ski Resort
  - » Golf Courses
  - » Hiking Trails
  - » Close to ATV Trails
  - » Lead & Deadwood
  - » Scenery & Views



## Call Now For More Information

Jeff Boehm: (218) 850-0384  
jeffb@lighthouseconstruct.com

Paula Boehm: (218) 850-0383  
paulab@lighthouseconstruct.com



Lighthouse  
Construction

## Features: 3375 SF Home

- » **5 Bedroom + 5 Bath + 1 Powder Room**
  - **Main Level 1633 SF with 9' Ceilings**
    - » **1st Master Suite**
      - Attached Private Bath
        - Custom Curbless Tiled Shower
      - Dual Vanities
    - » **Kitchen**
      - Granite Countertops
      - Tile Backsplash
      - Stainless Steel Appliances
      - Under Stair Pantry/Owner Closet
    - » **Living & Dining Area**
      - Gas Fireplace
      - Vaulted Wood Ceilings
      - Large Windows
      - Attached Covered Patio with Outdoor Area
    - » **Laundry Room**
      - Laundry Sink
      - Washer & Dryer
      - Storage
    - » **Powder Room**
  - **Upper Level 1742 SF with 8' Ceilings**
    - » **2nd Master Suite**
      - Accommodates King Bed
      - Attached Private Bath
        - Tiled Shower Surround
    - » **3rd Master Suite**
      - Accommodates King Bed
      - Attached Private Bath
        - Tiled Tub/Shower Surround
    - » **4th Master Suite**
      - Accommodates King Bed
      - Attached Private Bath
        - Tiled Shower Surround
    - » **5th Master Suite**
      - Accommodates King Bed
      - Attached Private Bath
        - Tiled Shower Surround
    - » **Owners Closet/Storage Area**
  - **Outdoor Patio 472 SF**
    - Partially Covered
    - Hot Tub
    - Fire Pit
    - Patio Table & Chairs
  - **Front Covered Patio 97 SF**
  - **Garage 1072 SF with 9' Ceilings**
    - » **3 Stall Finished Garage**
      - 10'x8' Garage Doors
    - » **Floor Drains**



Main Level



Upper Level





# Lighthouse Construction

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jeffb@lighthouseconstruct.com

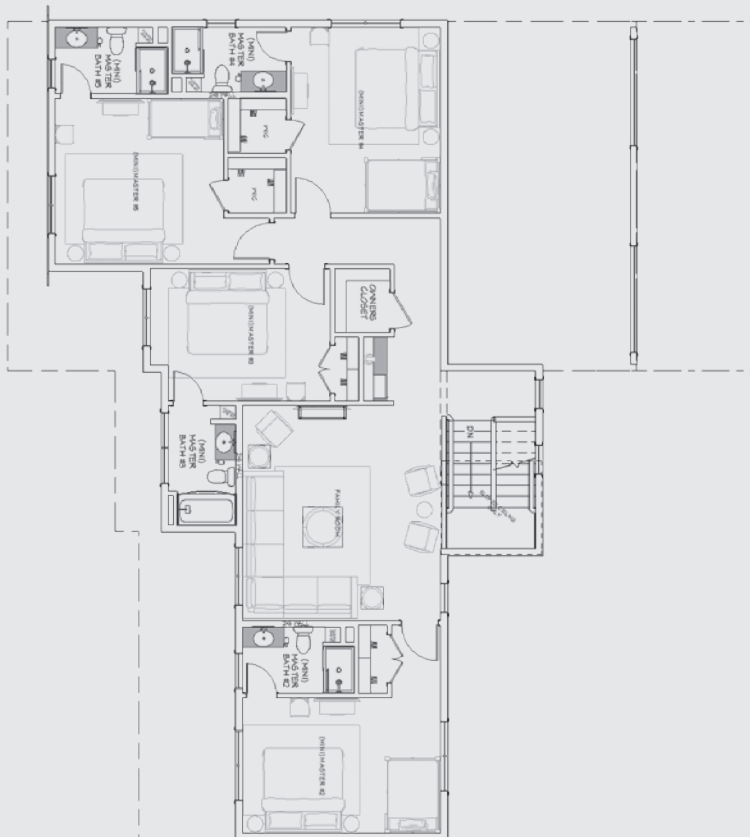
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paulab@lighthouseconstruct.com



**Main Level**



**Upper Level**

## Home Highlights

- » **5 Bedroom + 5 Bath + 1 Powder Room**
  - **Interior Products**
    - » **Flooring**
      - Luxury Vinyl Plank Throughout
    - » **Granite Countertops**
    - » **Bayer Built Doors and Millwork**
    - » **Tiled Walls in All Tub/Showers**
    - » **Vaulted Ceiling**
  - **Exterior Products**
    - » **Siding**
      - Diamond Kote LP Smart Side
      - Stone Accents
      - Rustic Accents
    - » **Roofing**
      - Architectural Asphalt Shingles
    - » **Pella Windows**
    - » **Large Patio Areas**
    - » **Asphalt/Concrete Driveway**
  - **Mechanical Systems**
    - » **Tankless Water Heater**
    - » **Gas Furnace & AC Unit**
    - » **200 AMP Electrical Service**



# Home Furnishings

## King Bed Sets (Qty 5)

- King Mattress
- Headboard & Frame
- All Sheets & Bedding
- 2 Night Stands & Lamps
- Chair for Room
- Area Rug

## » Living Room

- Sectional Sofa
- Accent Chair
- Area Rug
- Coffee Table
- 2 End Tables

## » Dining Room

- Dining Room Table
- 6 Chairs & Bench

## » Kitchen

- 5 Bar Stools

## » Entry

- Built-in Bench (Hooks Above)
- Shoe Storage

## » Family Room

- Sectional Sofa
- 3 Accent Chairs
- Area Rug
- Coffee Table
- 3 End Tables
- Console Table

## » Kitchen Items

- Blender
- Bottle Opener/Corkscrew
- Cake Pan
- Can Opener
- Canister/Container Set

- Cast Iron Skillet
- Cheese Grater Set
- Children's Plates & Cups
- Coffee Mugs
- Cookie Sheets
- Cookware
- CorningWare
- Crock Pot
- Cutlery Set
- Cutting Boards
- Dish Towels
- Dishcloths
- Drinking Glasses
- Electric Skillet
- Flatware Set
- Glass Bakeware Set
- Hand Mixer
- K-Cup Holder
- Keurig - Carafe & Single
- Kitchen Drying Mat
- Kitchen Utensils
- Liquid Measuring Cups
- Measuring Cups & Spoons
- Mixing Bowls
- Muffin Pan
- Napkin Holder
- Oven Mitts & Pot Holders
- Paper Towel Holder
- Pizza Cutter
- Plate Set
- Scour Pads
- Serving Tray
- Spatulas
- Colander
- Toaster
- Tongs

- Tupperware Set
- Vegetable Peeler
- Water Pitchers for Keurig
- Silverware/Utensil Divider
- Wine Glasses - Stemless

## » Laundry Room

- Broom & Dustpan
- Garbage Can
- Hand Broom & Dustpan
- Iron
- Ironing Board
- Vacuum Cleaner

## » Baths

- Blow Dryers
- Garbage Cans
- Bath Towels
- Hand Towels
- Washcloths

## » Garage

- Garbage Can

## » Additional Items

- Children's High Chair
- Childs Playpen

## » TV's

- Living Room TV - 65"
- Loft Area TV - 65"
- Covered Porch - 65"
- Master #1 TV - 55"
- Master #2 TV - 55"
- Master #3 TV - 55"
- Master #4 TV - 55"
- Master #5 TV - 55"
- TV Wall Mounts



## » Outdoor Items

- BBQ Prep Trays
- Fire Pit
- Gas Grill & Cover
- Hot Tub
- Patio Table & Chairs
- Adirondack Chairs

