Unit A Westwind Ct. Lot 8 Block 11 | Lead, SD 57754

Lighthouse Construction







Sleeps up to 14 guests

List Price: $999,900







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 is conveniently located within a short walk 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**
- **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

Lighthouse Construction

Call Now For More Information

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

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



Main Level



Upper Level

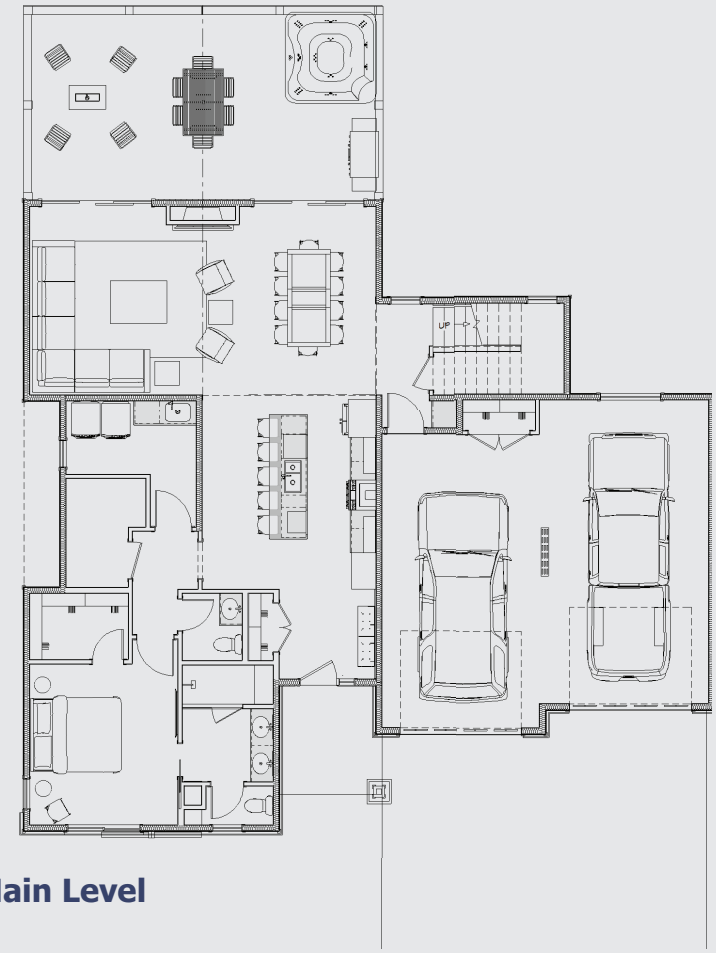
Features: 2708 SF Home

- 4 Bedroom + 4 Bath + 1 Powder Room
  - Main Level 1534 SF with 9’ Ceilings
    - Primary Master Suite
      - Accommodates King Bed
      - Walk-in Closet
      - Attached Private Bath
        - Tile Shower
        - Private Water Closet
        - Dual Vanities
    - Kitchen
      - Granite Counter Tops
      - 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 1174 SF with 8’ Ceilings
    - 1st Master Suite
      - Attached Private Bath
        - Tile Shower
      - Accommodates King Bed
      - Accommodates Twin over Full Bunk Bed
    - 2nd Master Suite
      - Accommodates King Bed
      - Accommodates Twin over Full Bunk Bed
      - Attached Private Bath
        - Tile Shower
    - 3rd Master Suite
      - Accommodates King Bed
      - Accommodates Twin over Full Bunk Bed
      - Attached Private Bath
        - Tiled Tub/ Shower Surround
      - Walk-in Closet
    - Owners Closet/Storage Area
    - Small Seating Area
  - Outdoor Patio 472 SF
    - Fully Covered
    - Hot Tub
    - Fire Pit
    - Patio Table & Chairs
  - Garage 719 SF with 9’ Ceilings
    - 2 Stall Finished Garage
      - 2 10’’x8’ Garage Door
    - Floor Heat
    - Floor Drains

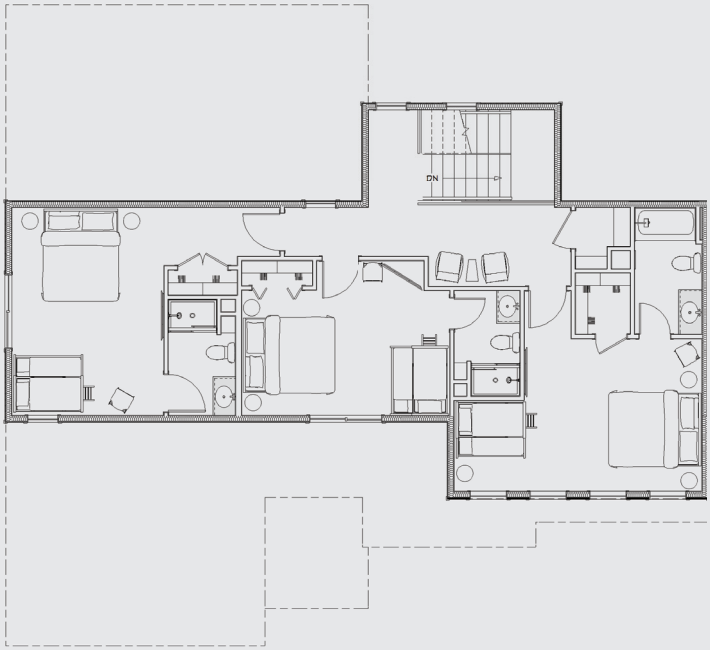








Main Level



Upper Level

Lighthouse Construction

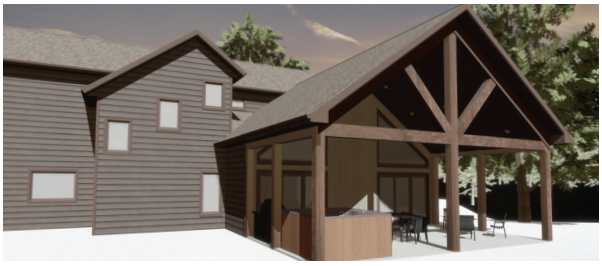
Call Now For More Information

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

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

Home Highlights

- **4 Bedroom + 4 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**
      - Humidifier for Dry Weather
    - **Hydronic Floor Heat**
      - Main Level of House
      - Garage
    - **200 AMP Electrical Service**



Home Furnishings

- **King Bed Sets (Qty 4)**
  - King Mattress
  - Head Board & Frame
  - All Sheets & Bedding
  - 2 Night Stands
  - Chair for Room
- **Full Over Twin Sets (Qty 1)**
  - Full Mattress
  - Twin Mattress
  - Bunk Bed Sets
  - All Sheets & Bedding
- **Twin Bunk Beds (Qty 2)**
  - Twin Mattress
  - Head Board & Frame
  - All Sheets & Bedding
- **Living Room**
  - Sectional Sofa
  - 2 Accent Chairs
  - Rug
  - Coffee Table
  - 3 End Tables
- **Dining Rooms**
  - Round Table
  - 8 Chairs
- **Kitchen**
  - 4 Bar Stools
- **Hallway**
  - Built-in Bench (Hooks Above)
  - Shoe Storage
- **Entry**
  - Small Table
  - Mirror

Home Furnishings (cont.)

- **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
- **Mudroom**
  - 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

Lighthouse Construction

- **TV's**
  - Living Room TV - 65"
  - Master #1 TV - 55"
  - Master #2 TV - 55"
  - Master #3 TV - 55"
  - Master #4 TV - 55"
  - TV Wall mounts
- **Outdoor Items**
  - BBQ Prep Trays
  - Fire Pit
  - Gas Grill & Cover
  - Hot Tub
  - Patio Table & Chairs

