

**GOZZER  
FLATS:  
E101**



**GOZZER RANCH**  
GOLF AND LAKE CLUB

6845 SOUTH GOZZER ROAD  
SPECS: 3,791 SF; 4 BEDROOMS / 4.5 BATHS





## GOZZER FLATS

The Gozzer Flats are ideally located at the heart of the community, situated on the bluff just steps away from the Clubhouse. The Flats were designed for those desiring a low maintenance lifestyle. These limited residences offer convenient access to several amenities, including the Clubhouse, Golf Shop, and of course the Tree Bar. Generous rooms with large floor-to-ceiling glass allow for abundant natural light and provide spectacular views. Overlooking the 18th hole and Mica Bay, these homes offer an authentic connection to the natural environment with unparalleled vantage points of breathtaking surroundings.



# SITEPLAN

EVENT LAWN

TREE BAR

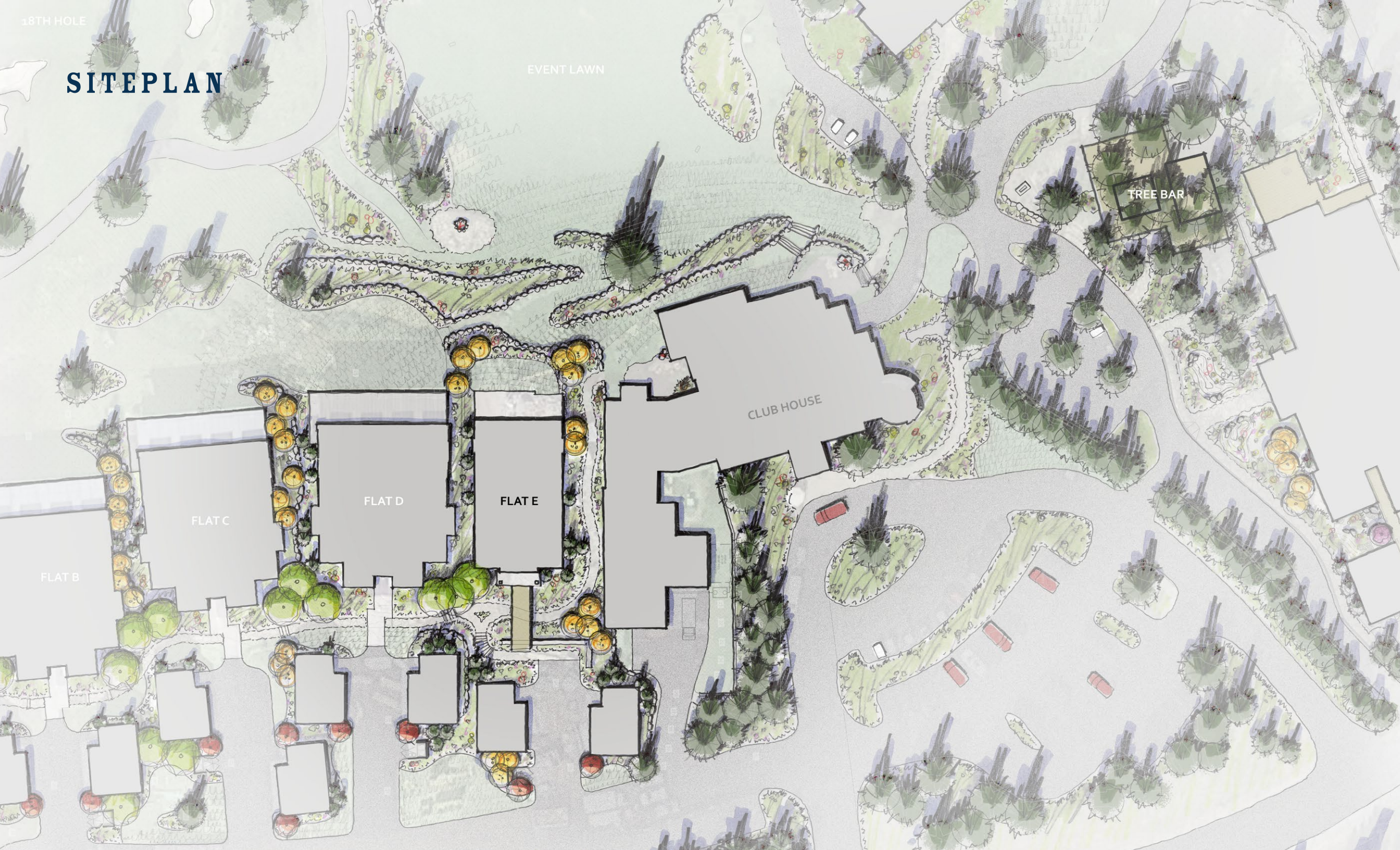
CLUB HOUSE

FLAT D

FLAT E

FLAT C

FLAT B







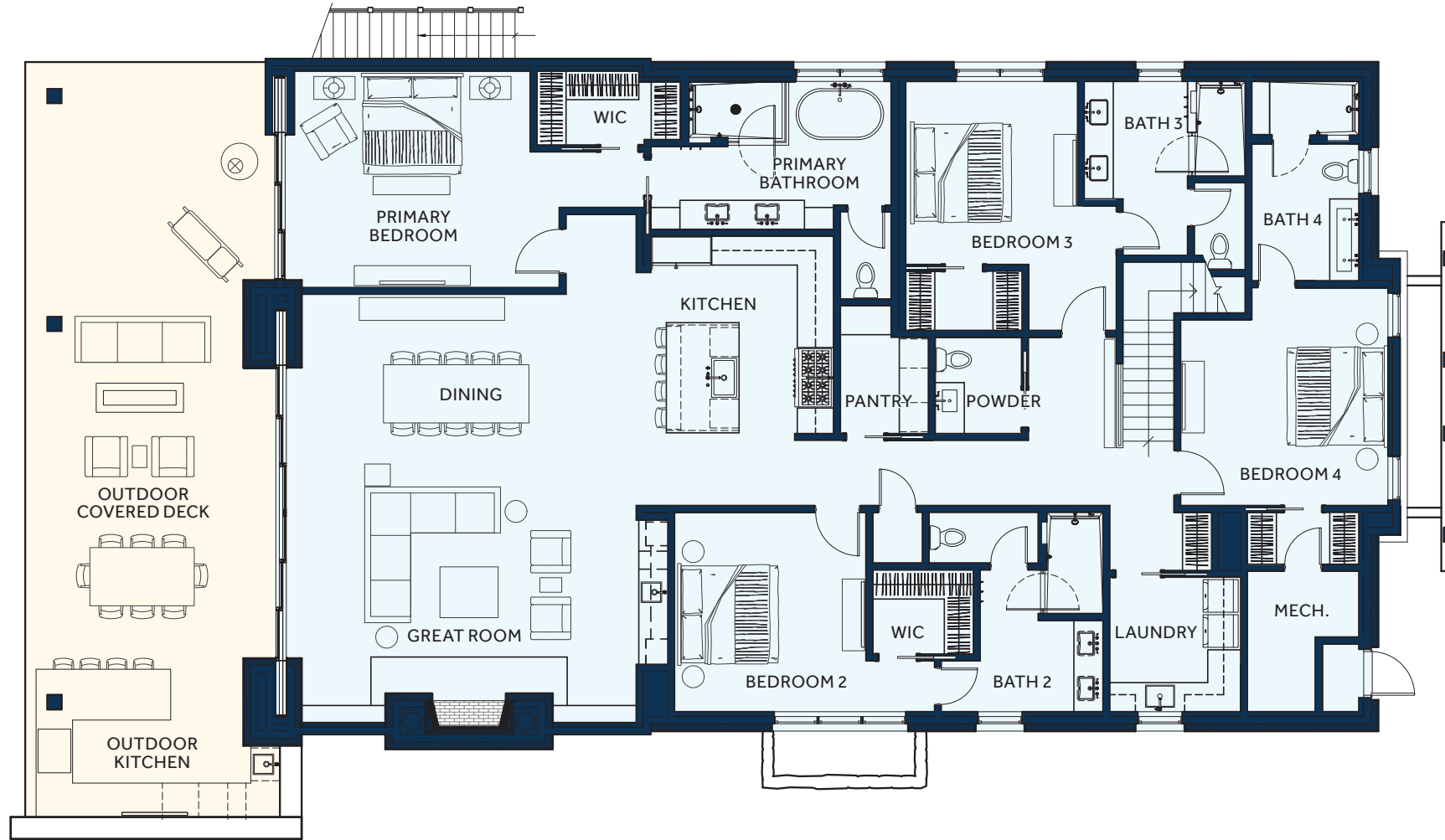








# E101 FLOORPLAN

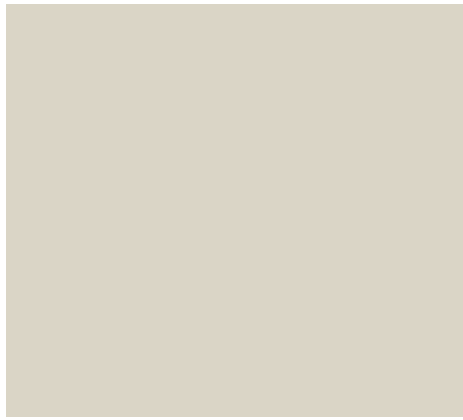
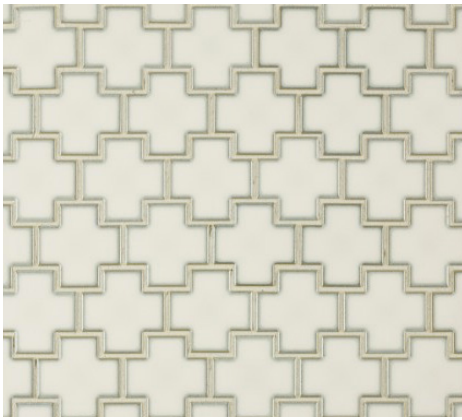
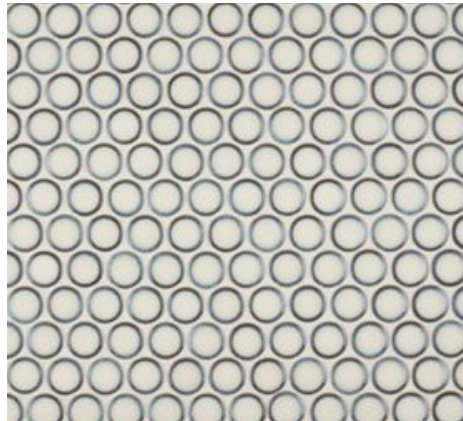
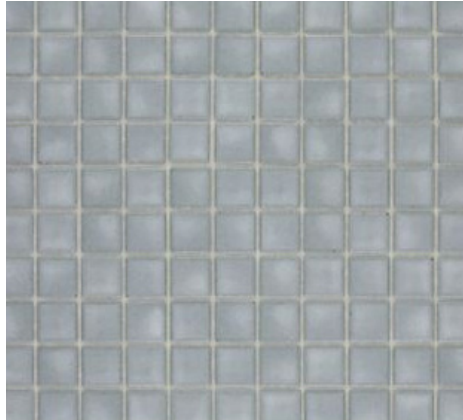


GARDEN LEVEL

LIVING SPACE	SQ. FT.
Garden Level	3,791



**E101 FINISH SCHEME**





# E101 CHARACTER IMAGES





# SITEMAP





# GOZZER RANCH AT A GLANCE

Gozzer Ranch is an exquisite private mountain and lake retreat within a classic country club setting, encompassing 700 wooded acres perched atop a series of basalt bluffs overlooking Lake Coeur d'Alene. The rustic mountain lake scenery is complemented by Discovery Land Company's signature service and amenities, making Gozzer Ranch a place where summer memories will be cherished for generations.

## THE COMMUNITY

Create your own personal mountain retreat with our variety of residential offerings. From luxury cabins to cozy cottages and stylish condominiums, we have a range of real estate offerings to suit your needs.

### ESTATES & HOMESITES

There are 267 homesites at Gozzer Ranch Golf and Lake Club, ranging from a half-acre to five acres. Most homesites look out to the calming Lake Coeur d'Alene, the surrounding mountains, and our Tom Fazio-designed championship golf course. The estates and homesites are tailor-made to fit the taste of our residents.

### GOZZER FLATS

The Flats complement those who enjoy convenient access to centralized attractions. Overlooking the 18th hole and Mica Bay, Gozzer Flats support an authentic connection to nature. The clubhouse, golf shop, and Gozzer's iconic Tree Bar are all within walking distance.

### HOMESTEAD COTTAGES

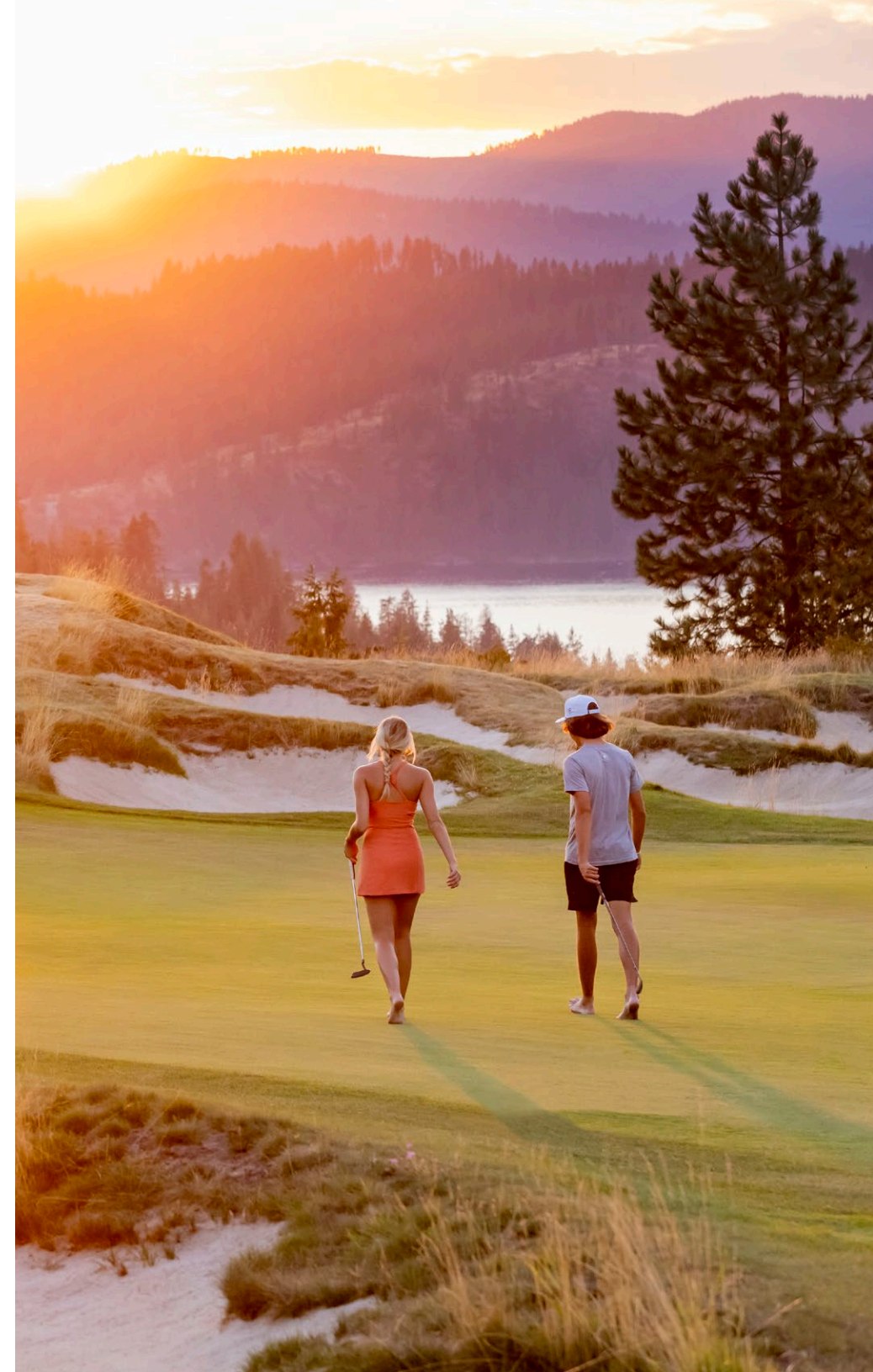
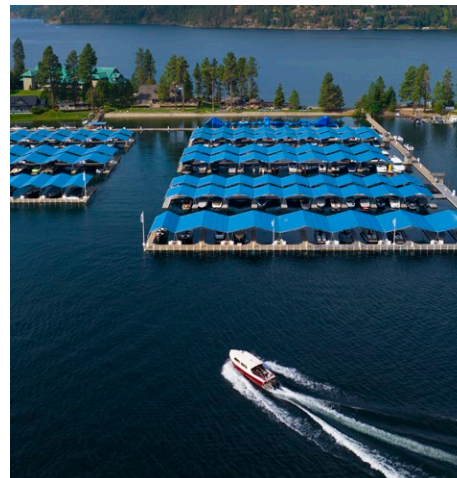
Gozzer cottages are conveniently located just a short walking distance from the clubhouse, practice facility, and Gozzer's Red Barn. We offer 28 two-story, four- to five-bedroom cottages ranging from 2,990 square feet to 3,670 square feet, making it the perfect setting for a picture-perfect lifestyle.

### LAKESHORE LODGE

Lakeshore Lodge is a collection of luxuriously-crafted lakefront condominium homes on Lake Coeur d'Alene. These two- to five-bedroom homes range from 2,215 to more than 4,585 square feet. Their designs reflect the rustic beauty and effortless sophistication of their exceptional lake setting.

### CABINS

Along holes one and 18 are 32 detached three- to five-bedroom cabins ranging between 2,800 and 4,400 square feet. The cabins have a front-row view of breathtaking Lake Coeur d'Alene and the golf course.





# THE LIFESTYLE

Gozzer Ranch offers the perfect setting for living life to its fullest in a relaxed and friendly atmosphere. Homespun traditions such as cherry picking and the annual Barn Dance, softball tournaments, ice cream at Hutton's General Store, and overnight tipi campouts create fun, informal opportunities for your family to enjoy.



## THE PRIVATE CLUB

- Membership at Gozzer Ranch offers Discovery's signature vertical membership structure providing club access to multiple generations.
- Member Services and Residential Services provide round-the-clock concierge and property management assistance, 24/7 professional security, and access to a private member-only app dedicated to Gozzer members.
- The luxurious mountain lodge-inspired clubhouse includes a wine cellar and tasting room, private dining room, outdoor fire pits, and amazing sunsets over lake Coeur d'Alene.
- A robust Community Homestead, with family and lap swimming pools, outdoor fitness pavilion and movement studio, pickleball, padel, tennis courts, sport court, softball field, kids play structure, kids' clubhouse with movie room and pottery studio, and community garden.
- Lake Club provides a casual, fun, and energetic atmosphere. Steps down from the full-service restaurant on the water, you will find outdoor cabanas, a paddle bar and taco shack, club-owned and personal watercrafts kept in our 176 slip marina, kayaks, paddle boards, e-foils, and aqua glide park.

- Gozzer Ranch has a strong focus on living well and combines fitness and healthy living for an overall commitment to wellness.
- From casual fare to exquisite fine dining, our resident five-star menus at Gozzer Ranch are varied, inventive, nutritious, and always fresh. There's nothing like going to the Paddle Bar for a round of fresh street-style tacos, enjoying a fresh juice poolside on a hot afternoon at the pool grill, or grabbing ingredients at Huttons' to make traditional family dishes. Whether it's coastal fare at our expertly crafted Lake Club sushi bar, a range of Mountain Pacific options at the Clubhouse, or a farm-to-table communal feast at the Orchard, mealtime at Gozzer Ranch is always a good time.

## GOLF

The Tom Fazio-designed 18-hole championship golf course opened in 2007, and was immediately voted "Best New Private Course for 2008" by Golf Digest. Several other accolades followed:

- Debuted at #28 on the Best Modern Course list by Golfweek magazine 2010
- Ranked #27 of America's Greatest Golf Courses 2013–2014 by Golf Digest
- #68 of the World's 100 Greatest Golf Courses 2016–2017 by Golf Digest

## OUTDOOR PURSUITS

The Outdoor Pursuits team, Discovery's proprietary adventure guide service and outfitter, provides local knowledge and professional safety while helping your family create memories and unforgettable experiences that will be cherished for years. Organized activities include:

- Miles of hiking, mountain biking, road biking and ATV trails
- Discovery Explorers kids camp
- Paintball, Archery and Axe Throwing
- Softball, kickball, wiffleball and football games
- Wakesurfing and tubing on Lake Coeur d'Alene
- Lake fishing and fly fishing
- Pottery Studio and lessons
- Pickleball, pedal, and tennis
- Organized activities with local vendors, such as zipline tours, parasailing, and float plane tours.





**GOZZER RANCH**

GOLF AND LAKE CLUB

gozzeranchclub.com

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