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# RELOCATING?

Find guidance on all your crucial questions here.

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[www.CdAREALTY.com](http://www.CdAREALTY.com)



**Coeur d'Alene Realty**

Windermere Coeur d'Alene Realty, Inc.

# Who We Are at Coeur d'Alene Realty

**For more than 103 years, Coeur d'Alene Realty has been deeply rooted in North Idaho's history—not just as local real estate professionals, but as committed community partners.**

Since our founding in 1921, we have helped shape the growth of our region while staying true to the values of integrity, service, and relationships.

Over the decades, our company has proudly contributed more than \$1 million to local causes, supporting youth programs, housing initiatives, first responders, and organizations that strengthen the fabric of our community.

What truly sets us apart is that we are not just Realtors®—we are relationship builders.

We believe in long-term connections, not short-term transactions, and in guiding our clients with honesty, care, and local expertise that spans generations.

**At Coeur d'Alene Realty, real estate is more than property—it's people, purpose, and community.**

# Why North Idaho?

North Idaho offers a truly unparalleled outdoor lifestyle, anchored by the world-renowned Lake Coeur d'Alene and dozens of pristine surrounding lakes.

Residents and visitors enjoy year-round recreation ranging from boating, paddleboarding, and waterfront dining in the summer to skiing, snowboarding, and winter sports at Schweitzer, Silver Mountain, and Lookout Pass during the colder months.

The region boasts some of the state's most scenic hiking areas, including Tubbs Hill, Mineral Ridge, and Canfield Mountain, along with exceptional biking opportunities such as the 72-mile Trail of the Coeur d'Alenes.

Golfers appreciate access to nationally ranked courses including the Coeur d'Alene Resort Golf Course, Avondale, Prairie Falls, and the Coeur d'Alene Public Golf Course.

With an emerging culinary and craft brewery scene, paired with vibrant seasonal events and festivals, North Idaho delivers a lifestyle that blends recreation, community, and natural beauty in a way few regions can match.



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## Cost of Living Comparison

North Idaho continues to attract relocation buyers due to its comparatively favorable cost of living when measured against many Western metropolitan markets.

Housing affordability remains significantly stronger than in areas such as Seattle, Bellevue, Portland, or the San Francisco Bay Area, while offering a higher quality of life and access to year-round recreation.

Residents often benefit from lower property taxes than those found across the border in Washington, along with generally more reasonable utility and service expenses.

Idaho's cost of living index consistently trends below the national average, typically hovering in the low-90s (with 100 representing the U.S. average), reinforcing the region's appeal for individuals and families seeking financial sustainability without sacrificing amenities.

The overall economic environment makes North Idaho especially attractive for remote professionals, retirees, and those seeking a more balanced lifestyle.



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Relocating to North Idaho involves several important logistical considerations that help ensure a smooth transition.

- Buyers should begin by coordinating essential utilities such as power, water, sewer or septic servicing, natural gas or propane, and broadband internet providers specific to their neighborhood.
- Transferring medical records, school transcripts, and insurance policies (home, auto, and recreational equipment) is also crucial.
- New residents will need to obtain Idaho driver's licenses and vehicle registrations shortly after establishing residency.
- For properties operating on well or septic systems, buyers should secure all inspection documentation, flow tests, and system records to maintain proper compliance.
- When planning the physical move, scheduling professional movers or securing rental equipment early is recommended due to seasonal demand fluctuations.
- Registering to vote in Idaho and reviewing county-specific emergency and winter-readiness resources will further support a confident and prepared transition into the community.





## Coeur d'Alene, Idaho

Nestled along the shimmering shores of Lake Coeur d'Alene and framed by the forested peaks of North Idaho, the city of Coeur d'Alene has become a premier destination for individuals and families seeking a rare blend of lifestyle, nature, and economic vitality.

With a population of approximately 56,000 within the city and more than 180,000 in the metropolitan region, Coeur d'Alene offers a vibrant yet welcoming community atmosphere.

Its economy is strong and diverse—anchored by healthcare, manufacturing, tourism, technology, and a growing professional services sector—while maintaining the kind of lower cost of living and favorable tax landscape that make relocation especially attractive.

Outdoor access is unmatched: residents hike and bike the iconic Trail of the Coeur d'Alenes, sail and cruise the deep waters of the lake, golf on floating green courses, and ski within minutes at nearby resorts.

From a downtown filled with boutique shops, craft breweries, and lake-front dining, to quiet forested enclaves and waterfront estates, Coeur d'Alene offers both the excitement of a resort town and the stability of a long-established community.

In short, moving to Coeur d'Alene means investing in a lifestyle that integrates growth, nature, and connectivity—where 'home' feels like a retreat, yet the world remains easily within reach.

## Post Falls, Idaho



Post Falls offers an ideal balance of natural beauty, community connection, and accessibility.

Nestled along the scenic Spokane River at an elevation of approximately 2,182 feet, it provides residents with year-round outdoor recreation opportunities including kayaking, paddleboarding, hiking, climbing, and mountain biking.

The city has a population of roughly 44,000 and maintains strong regional connectivity with an average local or cross-border commute of about 22 minutes.

Its housing market is competitive yet more attainable than surrounding resort areas, with median home prices ranging between \$515,000 and \$566,000.

With nearby trail systems, access to Lake Coeur d'Alene, golf resorts, winter sports destinations, and a supportive, growing community, Post Falls continues to attract families, professionals, and retirees seeking high quality of life and optimization of investment.

The area's expanding dining, boutique shopping, and seasonal festivals contribute to a lifestyle that blends small-town warmth with modern amenities and opportunity.



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## Hayden, Idaho



**HAYDEN**  
IDAHO

Tucked along the pristine shores of Hayden Lake and surrounded by pine-covered flats and golf-course communities, the city of Hayden is a hidden gem for those seeking refined North Idaho living with easy access to urban amenities.

With a population of approximately 17,000 residents, Hayden combines a tranquil suburban ambiance with strong access to employment hubs in nearby Coeur d'Alene and Spokane.

The local economy benefits from steady growth in tech, healthcare, manufacturing and education, and offers a favorable tax and cost-of-living profile.

Residents enjoy an upscale lakeside lifestyle — boating, paddle-boarding, waterfront dining, and lazy summer afternoons by the lake — combined with year-round recreation such as hiking, mountain biking, and access to nearby ski resorts.

The city's highly rated school district, family-friendly neighborhoods, and presence of high-quality real estate—from luxury lakefront homes to treed-lot residences—make Hayden a perfect choice for families, professionals, and retirees who want a blend of nature and sophistication.

Moving to Hayden means choosing a community where lifestyle and modern living coexist effortlessly amid North Idaho's natural beauty.



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## North Idaho School District Overview

North Idaho is widely recognized for its high-quality K–12 educational offerings across multiple well-regarded school districts.

### Coeur d’Alene School District 271



Serves one of the largest populations in the region and is known for its diverse academic programs, career technical offerings, and magnet school options including Sorensen and Lakes.



### Lakeland School District 272

Serving the Rathdrum and Hayden areas, is praised for strong academic performance, robust athletics, and a deeply supportive community environment.

### Post Falls School District 273



**POST FALLS**  
SCHOOL DISTRICT #273

Remains one of the fastest-growing districts in Idaho, featuring modern facilities



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# Higher Education Opportunities

Choosing a community in North Idaho means access to a well-rounded educational ecosystem — from technical training through KTEC, solid undergraduate and graduate work through LCSC, to the full university experience at UI. Each institution offers local access, flexible formats, and pathways that support career growth, adult learners, and traditional students alike. This diversity ensures that individuals and families relocating here can find opportunities for themselves and their children without having to leave the region.



## North Idaho College

Located in the heart of North Idaho's region, North Idaho College stands as a vibrant and accessible institution dedicated to advancing educational and career opportunities for the diverse community of the Inland Northwest. With its main campus in Coeur d'Alene and additional centers across Kootenai County, NIC offers a wide array of associate-degree programs, professional certificates, and transfer pathways to four-year universities. Emphasizing affordability, flexibility, and hands-on learning, the college serves both recent high-school graduates and adult learners seeking to upskill, re-career, or complete general education requirements locally before transferring. Supported by state-of-the-art facilities, strong partnerships with regional employers, and a commitment to student success, North Idaho College delivers a well-rounded, high-quality education experience — making it a key pillar of the North Idaho community and an important asset for families relocating to the region.



**North Idaho  
College**

Career and  
Technical Education

## University of Idaho (UI) – North Idaho Access

<https://govandals.com>

While the main UI campus is in Moscow, the University of Idaho serves the North Idaho region with bachelor's and advanced degree programs that can be completed locally or remotely. North Idaho Higher Education+1 UI supports flexible learning options including online independent-study and statewide access, making it suitable for relocating professionals or continuing education pursuits. Their breadth of programs spans everything from general education to highly specialized fields, backed by research and strong academic reputation.



**University of Idaho**  
Extension  
Kootenai County



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# Higher Education Opportunities

## **Lewis-Clark State College (LCSC)**

<https://www.lcsc.edu/>



Based in Lewiston, LCSC is a four-year public institution that also offers a strong presence in Coeur d'Alene via its CDA center. Lewis-Clark State College prides itself on being “Small College. Big Results.” — and is ranked top for nursing in Idaho and among the best values in the West.

Key offerings include Bachelor's and Master's degrees in fields such as business, nursing (RN → BSN), cybersecurity management, sport media studies, and education pathways. With flexible formats (online, in-person, hybrid), LCSC accommodates a variety of students and goals.

## **Kootenai Technical Education Campus (KTEC)**

<https://www.ktectraining.org/>

Located in Rathdrum, KTEC is a tuition-free technical training campus designed for 11th and 12th grade students as well as adult learners who wish to pursue hands-on career training.



Through close industry partnerships, KTEC offers dual-enrollment college credits and certifications in high-demand trades such as plumbing, electrical, manufacturing, and business operations. It provides an excellent pathway for students to enter the workforce or transition into further education while staying in the North Idaho region.

# North Idaho – Services Directory

## Electric / Natural Gas

Avista Utilities

Coeur d'Alene & Kootenai County  
1 800-227-9187



Kootenai Electric Cooperative

Hayden & surrounding areas.  
Phone: 208-765-1200



## Water / Sewer / Utilities

City of Coeur d'Alene Utility Billing

Water, sewer, stormwater, billing.  
Phone: 208-769-2224 or 208-769-2223



## Garbage / Waste Management

Coeur d'Alene Garbage

Phone: 208-457-1820



## Internet & Phone TDS Telecom

Residential & business broadband in Coeur d'Alene area.

TDS Telecom

ziplifyfiber.com

Spectrum



# North Idaho Chambers Of Commerce



The Coeur d'Alene Regional Chamber of Commerce supports local businesses, drives economic growth, and connects business leaders with civic and community partners. Through advocacy, development initiatives, and key networking events, it strengthens regional collaboration and community values throughout North Idaho.

The Hayden Chamber of Commerce supports local businesses and drives economic development by connecting entrepreneurs, civic leaders, and community organizations. Through advocacy, networking, and business resources, it strengthens the economy while encouraging community involvement. Its efforts reinforce Hayden's business-friendly environment and commitment to a connected, forward-moving community.



The Post Falls Chamber of Commerce promotes business growth, strengthens local economic development, and fosters community partnerships. Through advocacy, networking, and educational programs, it supports a strong business environment and encourages responsible growth. Its efforts help keep Post Falls thriving, opportunity-focused, and well-connected.

The Rathdrum Chamber of Commerce supports local businesses and promotes economic development by connecting entrepreneurs, community leaders, and residents. Through advocacy, events, and business resources, it helps strengthen the local economy while enhancing community engagement. Its efforts contribute to maintaining Rathdrum's welcoming, growth-minded, and community-focused environment.



The Sandpoint Chamber of Commerce supports local businesses and promotes sustainable economic growth by connecting entrepreneurs, community leaders, and regional partners. Through advocacy, tourism promotion, and business development initiatives, it helps strengthen the local economy while preserving Sandpoint's unique character. Its efforts foster a vibrant, collaborative, and forward-thinking community.



## Hospitals & Major Systems

### **Kootenai Health – Kootenai County**

Full-service hospital system

<https://www.kh.org/>



### **Northwest Specialty Hospital – Kootenai County**

Surgical specialty hospital

<https://www.nwsh.com/>



### **Northern Idaho Advanced Care Hospital – Kootenai County**

Long-term acute care/rehab

<https://niach.ernesthealth.com/>



## Primary Care & Clinics



### **Heritage Health – Multiple Counties**

Medical, dental, behavioral health

<https://www.myheritagehealth.org/>



### **Active Family Healthcare – Kootenai County**

Family medicine

<https://activefamilyhealthcare.com/>



### **Prairie Family Medicine – Kootenai County**

Family practice

<https://www.prairiefamilymed.com/>

## Home Health & Senior Care

### **North Idaho Home Health – North Idaho**

Home health services

<https://lhcgroupp.com/locations/north-idaho-home-health/>



### **Eden Home Care – North Idaho**

Home care & hospice

<https://www.eden-health.com/Locations/eden-home-care-north-idaho/>



### **Comfort Keepers – Kootenai County**

Senior in-home care

<https://www.comfortkeepers.com/offices/idaho/coeur-da-lene/>



## **Pediatric Care – Kootenai County, Idaho**

### **Lake City Pediatrics (Coeur d'Alene)**

One of the largest and most established pediatric practices in the area  
Provides comprehensive pediatric primary care from newborns through adolescence  
Services include well-child visits, immunizations, developmental screenings, and acute care



### **Coeur d'Alene Pediatrics**

Full-service pediatric care focused on preventive health and childhood development  
Offers newborn care, routine wellness visits, school and sports physicals, and sick visits  
Multiple providers serving families throughout the county



### **Prairie Family Medicine – Pediatrics**

Family medicine practice with pediatric care for infants, children, and teens  
Provides continuity of care for the entire family, including preventive and routine pediatric services



### **Heritage Health – Pediatric Services**

Community health organization offering pediatric primary care and preventive services  
Includes well-child exams, immunizations, behavioral health support, and care coordination  
Focus on accessible care for families across Kootenai County



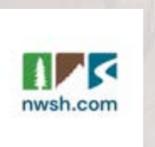
### **Kootenai Clinic – Pediatric & Specialty Services**

Pediatric specialty services connected to Kootenai Health  
Includes access to pediatric subspecialists, diagnostic services, and hospital-based care  
Supports children with more complex or specialized medical needs



### **Children's Specialty Clinics at Kootenai Health**

Hospital-based pediatric specialty care  
Services may include pediatric cardiology, neurology, orthopedics, and other subspecialties  
Supports advanced pediatric care close to home



### **Urgent & After-Hours Pediatric Support**

**Kootenai Health Urgent Care Clinics** – Treat non-emergency pediatric illnesses and injuries

**MultiCare Indigo Urgent Care** – Walk-in urgent care for children with extended hours

# Pet Resources

## VCA Kootenai Animal Hospital

Full-service veterinary care

<https://vcahospitals.com/kootenai>



## Alpine Animal Hospital

General veterinary practice with preventative and surgical services

<https://www.alpineanimalhospitalcda.com/>



## Hayden Pet Medical Center

Full-service facility including grooming and boarding

<https://haydenvets.com/>



## Mountain View Veterinary Clinic

Routine wellness, dental, medical and surgical services

<https://mountainviewvc.net/>



## Doc Holly Pet Vet

Comprehensive care including diagnostics and house calls

<https://dochollypetvet.com/>



## Idaho's Gem Pet Hospital

Emergency service, surgery, diagnostics and dental care

<https://idahosgempethospital.com/>



## Sandpoint Area Veterinary & Emergency

Mobile and large-animal veterinary services

<https://www.save.vet/>



## Prairie Animal Hospital

Preventative care, surgeries, dentistry and boarding

<https://prairieanimalhospital.com/>



## Sunset Animal Hospital

Wellness exams, diagnostics, grooming and boarding

<https://sunsetanimalhospitalcda.com/>



# Dog Parks

Atlas Waterfront Park – Large park with dog-friendly waterfront and off-leash areas; includes trails and water access for dogs.

Central Bark Dog Park – Fully fenced off-leash dog park with seating and pet waste stations.

Cherry Hill Dog Park – Dog-friendly area within Cherry Hill Park (spacious park with mixed amenities). CDAID

McEuen Park and Dog Park – Downtown favorite with designated dog play area inside McEuen Park. Visit North Idaho

Rathdrum Dog Park – Local park in Rathdrum with dog-park space (Thayer Farms area). Rathdrum Government

Pawfoot Dog Park – Off-leash dog park in Hayden located at Croffoot Park, with separate sections for small/large dogs. BringFido

# First Responders

## Kootenai County Sheriff's Office

Website: <https://www.kcgov.us/sheriff>

Services: Countywide law enforcement, patrol, investigations, marine operations, jail services, search and rescue, and community safety programs.



## Coeur d'Alene Police Department

Website: <https://www.cdaid.org/police>

Services: City law enforcement providing patrol, investigations, traffic safety, school resource officers, and community outreach.



## Post Falls Police Department

Website: <https://www.postfallsidaho.org/police>

Services: Municipal police services including patrol, criminal investigations, traffic enforcement, and community policing.



## Hayden Police Department

Website: <https://www.cityofhaydenid.us/police>

Services: Local law enforcement focused on neighborhood safety, patrol services, and community engagement.



## Rathdrum Police Department

Website: <https://www.rathdrum.gov/police>

Services: City police services including patrol, investigations, traffic enforcement, and public safety programs.



## Fire & Rescue Services

### Kootenai County Fire & Rescue

Website: <https://www.kcgov.us/fire>

Services: Fire suppression, emergency medical response, wildland fire protection, technical rescue, and fire prevention education in unincorporated areas.



### Coeur d'Alene Fire Department

Website: <https://www.cdaid.org/fire>

Services: Fire suppression, advanced life support EMS, hazardous materials response, and community risk reduction within city limits.



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# First Responders

## **Northern Lakes Fire Protection District**

Website: <https://www.northernlakesfire.org>

Services: Fire and EMS services for Hayden, Hayden Lake, and surrounding areas, including rescue and prevention programs.



## **Post Falls Fire Department**

Website: <https://www.postfallsidaho.org/fire>

Services: Fire suppression, emergency medical services, rescue operations, and public safety education.

## **Rathdrum Fire Department**

Website: <https://www.rathdrum.gov/fire>

Services: Fire protection and emergency medical response for the City of Rathdrum and nearby service areas.

## **Emergency Medical Services (EMS)**

Kootenai County Emergency Medical Services (KCEMS)

Website: <https://www.kcgov.us/ems>

Services: Countywide ambulance transport, advanced life support, paramedic services, and emergency medical response coordination.

## **Search, Rescue & Specialty Response**

Kootenai County Search & Rescue

Website: <https://www.kcsar.org>

Services: Volunteer-based search and rescue operations for wilderness, water, and missing-person incidents across North Idaho.

## **Marine Patrol (Sheriff's Office)**

Website: <https://www.kcgov.us/sheriff>

Services: Water safety, boating enforcement, and emergency response on area lakes and waterways.



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# Regional Aging Resource & Support

## Area Agency On Aging Of North Idaho



Central resource hub for aging services in North Idaho (Benewah, Bonner, Boundary, Kootenai & Shoshone counties). Offers information & assistance, in-home support referrals, and connects seniors/caregivers with community programs.

## Meals on Wheels (Lake City Center)



Home-delivered nutritious meals to homebound seniors 60+ throughout Coeur d'Alene, Post Falls, Hayden & surrounding areas.

211 Idaho CareLine – Call 2-1-1 for referrals to local food, nutrition, and other assistance programs statewide.

## In-Home Assistance

ElderHelp of North Idaho – Helps low-income seniors with home maintenance support so they can remain independent. North Idaho Services Directory



Visiting Angels of Coeur d'Alene & North Idaho Home Health – Private home health and personal care services.



Senior Companions – Companion visits and respite to help seniors stay engaged and supported.



## Senior & Community Centers (Social, Wellness & Support)

Sandpoint Senior Center – Sandpoint

Spirit Lake Senior Center – Spirit Lake

Sagle Senior Center – Sagle

Kellogg Senior Center – Kellogg

Senior Citizen-Benewah County – St. Maries / Benewah County

Many centers host congregate meals, fitness activities, support groups, wellness programs, trips, classes and community events.

## Veteran Services & Support in North Idaho

### Kootenai County Veterans Service

County veteran service office advocating for veterans and dependents. Helps with disability compensation, pensions, education benefits, medical care, burial benefits and more. Kootenai County.

### Bonner County Veteran Services

Veterans services office in Bonner County providing support and referrals for veterans and families. Bonner County Idaho

### Coeur d 'Alene VA Clinic

VA outpatient clinic offering primary healthcare, mental health, and veteran-specific services locally through VA Spokane Health Care. Veterans Affairs

### Idaho State Veterans Home Post Falls

Skilled nursing and veterans home providing long-term care, community services, and residential support for vets. Division of Veterans Services

### Boundary Veterans Services Office

Local veterans affairs office in Bonners Ferry offering assistance to vets in Boundary County.  
Statewide Support

Idaho Division of Veterans Services — State department providing benefits information (employment services, financial resources, service officers, benefits navigation, cemeteries, records) across Idaho. Division of Veterans Services

## Veteran Non-Profit & Community Organizations

These focus on community support, financial aid, community connection, activities, transitional help, and morale-building:

### North Idaho Veterans Assistance League

Provides programs, activities, and support to enhance veterans' quality of life and community engagement.

### Veterans of Foreign Wars Post 889

Local VFW post offering camaraderie, support, benefits counseling, and community engagement for veterans.  
Cause IQ

### Newby-ginnings of North Idaho

Veteran-focused thrift store & resource center offering essentials, food, and support services to veterans and the community.

### 2nd Chance Discipleship Ministries

Community support organization that assists veterans and families with recovery pathways and support networks.

### 208 Recovery North

Veteran & community support services including recovery resources, support groups, and counseling assistance.

## Fitness & Athletic Clubs in North Idaho

### 360 Fitness North Idaho

Modern fitness club offering cardio, strength, and group classes in downtown Coeur d'Alene.

Website: <https://www.360fitnessnorthidaho.com/>

### Fuel Fitness (Coeur d'Alene)

24-hour gym with free weights, cardio machines, personal training & turf area.

Website: <https://www.fuel406.com/coeur-dalene/> [fuel406.com](https://www.fuel406.com)

### Planet Fitness – Coeur d'Alene

Judgment Free Zone® gym with cardio, strength equipment & free fitness training.

Website: <https://www.planetfitness.com/gyms/coeur-dalene-id> Planet Fitness

### F45 Training Coeur d'Alene

Team-based functional fitness classes with varied daily workouts.

Website: <https://f45training.com/studio/coeurdalene/> F45 Training

### Lakeside CrossFit Athletic & Wellness Club

CrossFit-style group workouts and functional strength training.

Website: <https://www.lakesidecrossfit.com/locations/coeur-dalene> [lakesidecrossfit.com](https://www.lakesidecrossfit.com)

### Christ Fit Gym CDA

Community-oriented fitness gym with faith-centered focus.

Website: <https://www.christfitgymcda.org/> Christ Fit Gym CDA

### Rathdrum Fitness

Highly rated gym in Rathdrum with weights, cardio, classes & more.

Website: <http://www.rathdrumfitness.com/>

### Snap Fitness – Hayden Lake

24/7 access gym near Hayden Lake with cardio & strength equipment.

Website: <https://www.snapfitness.com/us/gyms/hayden-lake-id> Snap Fitness

### Precision Fitness (Hayden & CDA)

Affordable fitness club with two locations offering wide-range equipment.

Website: <https://precisionfitnessgym.com/> Precision Fitness