

**STRUCTURE**

5242 sq. ft., Two Story w/Walkout Basement  
5 bed/5 baths  
Light & Bright Foyer/Entry w/Maple flooring  
Theatre room  
Living room  
Bonus or Family room w/wet bar  
Spacious 17x13 eating space  
3 car tandem garage w/custom storage cabinets, dual openers/3 windows  
Potentially 3 master bedrooms. 1 Up, 1 on main level & 1 down!  
82x12 Deck extends the length of home w/access from Dining, Living & Master! Deck wraps around the side of the home w/another access from East side of the kitchen  
Covered front Patio, wide walkway, side parking  
High Quantity of Windows through out

**Location**

Amazing views of Owyhee's and Snake River!  
Quick commute time to Boise/Meridian (40-45 mins.)

**General**

Two tone interior paint. Agreeable Grey & White Trim  
Ship lap, crown molding, reclaimed wood accents throughout  
New light fixtures throughout most the home  
Ceiling fans  
Fully cased windows  
Stunning refinished maple hardwood floors  
New HVAC systems, upgraded to dual system in 2019  
New dual water heaters, 2019  
New whole house water filtration system, 2019  
Light and bright laundry with cabinets and hooks ups for 2 washers and 2 dryers  
Carpet new in 2017  
10' ceilings on the main level  
ADT alarm system

**Kitchen/Dining**

Granite tiles counters  
Butcher block island  
Pendant lighting over island  
Subway tile backsplash  
Custom built reclaimed wood shelves  
Abundant cabinets, pull out drawers, counter space  
Stainless Steel Whirlpool fridge included  
SS Appliances; Double Oven, convection oven, dishwasher

**Family Room - Main Level**

Spacious 22'x20' Large family room (w/views)  
Gas Fireplace  
Ship lap and reclaimed wood accents  
Crown molding  
10' ceilings  
Carpeted

**Master Bedroom & Bath -Main Level**

23x20 Spacious Master Suite  
Gas fireplace  
Slider to huge patio w/views  
Dual vanities w/vessel sinks  
Elegant Claw Foot Tub  
Spacious walk-in travertine shower  
Huge walk-in closet w/pull down ironing board

**Upstairs Bedrooms & Baths**

2 large bedrooms (one-could be considered another Master)  
Huge bathroom with walk-in closet  
Bath w/Custom Hand-Painted Ceramic tile floor  
New Low-E windows on the west side  
Views from both rooms

**Lower Level/Walk-Out Basement**

Walk-out basement w/views!  
Approx. 9ft ceilings  
19'x18' Large family room/bonus  
19'x18' Media Room (theatre room)  
Gas fireplace in family room, with built in bookcase  
Bed 1. 17x15 Mother-in-law/Guest Suite w/huge closet & bath  
Bed 2. 16x13 spacious guest room with full bath  
Separate ½ bath off bonus room area.  
Wet bar-great for entertaining  
Large utility room (water heaters/HVAC, etc.)

**Exterior/MISC.**

1.74 Acres  
Builder Custom built in 2003 to live in  
Quiet/ low traffic/dead-end street  
Private individual well  
Recently pumped septic  
Auto sprinklers  
Bring the animals, build a pool and or shop, store your RV!  
Low-cost Propane  
NO HOA