


















MLS # **98901555**  
 Class **Residential**  
 Type **Single Family**  
 Area **Meridian SE - 1000**  
 Address **1725 E Bollman**  
 Unit #

Price **\$495,000**  
 Status **Active**  
 # Beds **3**          
 # Baths **3.0**         
 Level **Singlew/BG**  
 Apx SqFt **1732** **Public Records**  
 Garage/Carport **2 / 0** **For Sale**

**REMARKS**

Beautiful home, corner lot, close to Meridian, Boise & Nampa. You chose where you want to shop. Fenced back yard with mature trees. Within an hour to boating in the summer & skiing in the winter. Hunting, fishing, drag racing, round-d-round racing, four wheeling and snowmobiling, golfing. Rodeos inside and out. You name it we pretty much have it all within a few hours from home. Lots of musical events thru-out the year, from outdoors to indoors. Of course, BSU football & basketball teams can't be left out.

**AGENT REMARKS**

Seller feels that he has priced this property to sell. There is a possibility that he will be doing a 1031 Tax Deferred Exchange at no cost to the buyer. It appears the name of the Sub. is not Snorting Bull but is Woodbridge Sub. Enter thru garage code is 6472. PLEASE DON'T LOCK THE DOOR INTO THE HOUSE. We have work to finish in the house. THANKS FOR SHOWING. Flooring updated after these pictures were taken.

Agent Open House: **<-Click To See Open House info -Live Stream**  
 Client Count:

**GENERAL**

Listing Date **2/27/2024**  
 Expiration Date  
 DOM / CDOM **16 / 16**  
 Year Built **2001**  
 Age **21 - 30 Years**  
 Lot Size **Irregular X Irregular**  
 # Acres **0.135**  
 Land Size **Sm Lot 5999 SF**  
 School District **West Ada School District**  
 Grade School **Spalding**  
 Jr High **Lewis and Clark**  
 Sr High **Mountain View**  
 County **Ada**  
 Subdivision **Woodbridge**  
 Builder  
 Listing Service **Full Service**  
 Est. Comp Date  
 Virtual Tour **/**  
 Showing **Call for Instructions**  
 Occupied By **Vacant**

**Confidential: This view may only be distributed to IMLS members. Any violation subject to a \$500 fine.**

List Agent - Phn **Linda N Cook - Cell: 208-989-3696**  
 List Office - **True North Real Estate Group, LLC - Main: 208-739-6876**  
 Owner/Main/Alt. **/ /**  
 Co-List Agent  
 Team:  
 Tenants Name  
 Agent Email **cookbign@yahoo.com**  
 Co-Op Agt **%3.00** Variable Rate? **No**  
 Original Price **\$495,000** Short Sale Rate  
 Prc/SqFt **\$285.80** Sell Agt to **Yes**  
 # Beds - Main **2** Apx Above Grade Fin **1300**  
 # Beds - Upper **0** Apx Above Grade Unfin **0**  
 # Beds - Below **1** Apx Below Grade Fin **432**  
 # Baths - Main **2.0** Apx Below Grade Unfin **0**  
 # Baths - Upper **0.0** Apx Fin SQFT **1732**  
 # Baths - Below **1.0** Apx Unfin SQFT **0**  
 Flood Ins Req? **No** Detached Add'L  
 Water Deliv? Dwelling Total Apx **0**  
 Water Shares? Home Owner Exempt? **No**  
 Mineral Rights? **Unknown** Improvement District? **No**  
 Irrig Dist?/Name **Yes Boise-Kuna**

Level	Size
Living	<b>Main</b>
Dining	
Family	
Great Rm	
Kitchen	<b>Main</b>
Master	<b>Main</b>
Bed 2	<b>Main</b>
Bed 3	<b>Down</b>
Bed 4	
Bed 5	
Bonus	
Entry	<b>Main</b>
Den	
Eating	<b>Main</b>
Rec Rm	
Office	<b>Main</b>
Other	
Utility	<b>Down</b>
Garage	
Shop	
Zoning	

Includes **Stove, refrigerator, micro wave, Built-in vac., (No warranty)**  
 Excludes **None**  
 Directions **Off I-84 go towards the City of Meridian, East on Franklin Rd. S. on Locust Grove Road, E. on**  
 Legal **LOT 36 BLK 03 SNORTING BULL SUB PHASE 01**

**FEATURES**

CONSTRUCTION **Frame**  
 COOLING **Central Air**  
 FENCING **Wood**  
 FIREPLACE **Gas**  
 GARAGE TYPE **Attached**  
 HEATING **Forced Air, Gas**

Printed/Emailed By: **15934 Aaron M Edwards**  
 INCLUDED **Breakfast Bar, Dishwasher, Disposal,**  
 KITCHEN **Microwave, Oven/Range**  
 FEATURES **Freestanding, Refrigerator, Island, Countertop-Tile**  
 LIST CLASS **Excl Right to Sell**  
 LOT **Irrigation Available, Sidewalks,**  
 FEATURES **Corner Lot, Finished Driveway**  
 POOL/SPA **Community**  
 ROOF **Composition Shingle**

SEWER **Yes Connected**  
 STRUCTURE **Bath-Master, Bed-Master Main Level,**  
 FEATURES **Central Vacuum & Equip, Walk in Closet, Daylight Basement**  
 TERMS **Cash, Consider All, Conventional**  
 WATER **Tank**  
 HEATER

**FINANCIALS**

Financing Remarks  
 Assoc Setup/Trnsfr \$ **455** Rent/Mo  
 Association Fees **\$235.00 Quarterly**  
 Tax Year **2023** Taxes **\$2,171.94**  
 Parcel # **R8020700380**

**SOLD INFORMATION**

Land Lse? **No** /Y  
 Frac. **No** %  
 REO/B.O. **No** Short **No**  
 Auction **No** HUD **No**  
 In Foreclosure? **No**  
 Close Date  
 Sold Price  
 How Sold  
 Close Contrib. /  
 Pend Date  
 Sold \$/SqFt



MLS # **98890382**  
 Class **Residential**  
 Type **Single Family**  
 Area **Meridian SW - 1010**  
 Address **2656 S Weber Rapids Pl**  
 Unit #

Price **\$469,000**  
 Status **Sold**  
 # Beds **4**   
 # Baths **3.0**   
 Level **2 Story**  
 Apx SqFt **2053** **Public Records**  
 Garage/Carport **3 /** **For Sale**

**REMARKS**

Welcome to your new home in South West Meridian! Salmon Rapids is a beautiful subdivision in a great location here in the Treasure Valley. This 4 bed 3 bath home has recently been updated with all new carpet, LVP and paint throughout the home, brand new HVAC, new exterior paint, and extended backyard patio! It's hard to find a lot like this one! sitting on nearly 1/4 of an acre you have a corner lot with large front and backyard. There's plenty of space to make it your own! Downstairs you have a den with fireplace, a family room with vaulted ceilings, a formal dining room off the kitchen and an office/bedroom. Upstairs are the remaining 3 bedrooms including the primary which features a nice large deck and en suite! \$2000 towards closing costs or rate buy down, sellers are motivated!

Agent Open House: **<-Click To See Open House info -Live Stream**  
 Client Count:

**AGENT REMARKS**

BTVAI. Please call or text Lexey Vezzoso @ 208-871-4180 for showings or any questions! Sellers need 2 hour notice for showing. Please cc offers to lexey@boiseturnkey.com and TC tracy@boiseturnkey.com. If you don't have a favorite escrow agent I prefer Kelsey Kraft with Pioneer Title.

**GENERAL**

**Confidential: This view may only be distributed to IMLS members. Any violation subject to a \$500 fine.**

Listing Date **9/21/2023**  
 Expiration Date  
 DOM / CDOM **101 / 101**  
 Year Built **1996**  
 Age **21 - 30 Years**  
 Lot Size **irr X irr**  
 # Acres **0.209**  
 Land Size **Standard Lot 6000-9999 SF**  
 School District **West Ada School District**  
 Grade School **Mary McPherson**  
 Jr High **Lewis and Clark**  
 Sr High **Mountain View**  
 County **Ada**  
 Subdivision **Salmon Rapids**  
 Builder  
 Listing Service **Full Service**  
 Est. Comp Date  
 Virtual Tour **/**  
 Showing **Call for Instructions**  
 Occupied By **Owner**

List Agent - Phn **Corby Goade - Cell: 208-957-0870** /  
 List Office - **exp Realty, LLC - Main: 208-890-7776** /  
 Owner/Main/Alt. / /  
 Co-List Agent **Lexey Vezzoso - Cell: 208-871-4180** Level Size  
 Team:  
 Tenants Name  
 Agent Email **corby@boiseturnkey.com**  
 Co-Op Agt **%2.50** Variable Rate? **No**  
 Original Price **\$499,900** Short Sale Rate  
 Prc/SqFt **\$228.45** Sell Agt to **No**  
 # Beds - Main **1** Apx Above Grade Fin **2053**  
 # Beds - Upper **3** Apx Above Grade Unfin **0**  
 # Beds - Below **0** Apx Below Grade Fin **0**  
 # Baths - Main **1.0** Apx Below Grade Unfin **0**  
 # Baths - Upper **2.0** Apx Fin SQFT **2053**  
 # Baths - Below **0.0** Apx Unfin SQFT **0**  
 Flood Ins Req? **No** Detached Add'L  
 Water Deliv? Dwelling Total Apx **0**  
 Water Shares? Home Owner Exempt? **Yes**  
 Mineral Rights? **Unknown** Improvement District? **No**  
 Irrig Dist?/Name **Yes**

Living  
 Dining  
 Family  
 Great Rm  
 Kitchen  
 Master **Upper**  
 Bed 2 **Main**  
 Bed 3 **Upper**  
 Bed 4 **Upper**  
 Bed 5  
 Bonus  
 Entry  
 Den  
 Eating  
 Rec Rm  
 Office  
 Other  
 Utility  
 Garage  
 Shop  
 Zoning **Meridian**

Includes **Refrigerator, dishwasher, microwave, stove**  
 Excludes **washer and dryer**  
 Directions **South on Locust Grove, Right on Time Zone, Left on Weber Rapids**  
 Legal **LOT 11 BLK 04 SALMON RAPIDS SUB #1**

**FEATURES**

Printed/Emailed By: **15934 Aaron M Edwards**

CONSTRUCTION **Brick, Concrete, Frame, Wood Siding, Foundation - Crawl Space**  
 COOLING **Central Air**  
 DOCS ON FILE **CC&Rs, Property Disclosure**  
 FENCING **Wood**  
 FIREPLACE **Gas, Insert**  
 GARAGE TYPE **Attached**  
 HEATING **Forced Air, Gas**

INCLUDED **Breakfast Bar, Dishwasher, Disposal, Microwave, Oven/Range Freestanding**  
 KITCHEN **, Pantry, Refrigerator, Countertop -Laminate**  
 FEATURES  
 LAND USE **Single**  
 LIST CLASS **Excl Right to Sell**  
 LOT **Garden Space, Irrigation Available,**  
 FEATURES **Sidewalks, Corner Lot, Cul-De-Sac, Finished Driveway**  
 ROOF **Architectural Style**

SPRINKLE **Pressurized Irrigation**  
 R SYSTEM  
 STRUCTUR **Bath-Master, Cable/Satellite TV, Covered Patio/Deck, Skylight, Den**  
 E **Office, Formal Dining, Family Room, Jetted Tub, Dual Vanities, Walk in Closet**  
 FEATURES  
 TERMS **Cash, Conventional, Fed. Housing Admin., ID Housing & Finance Agnc, Veterans Admin**  
 WATER **City Service**

**FINANCIALS**

Financing Remarks  
 Assoc Setup/Tnrsfr \$ **100** Rent/Mo  
 Association Fees **\$130.00 Annual**  
 Tax Year **2022** Taxes **\$2,100.16**  
 Parcel # **R7696650510**

**SOLD INFORMATION**

Land Lse? **No** /Y **Jerry A Dalton - Cell: 208-841-3088**  
 Frac. % **Real Broker LLC - Main: 208-473-0099**  
 REO/B.O. **No** Short **No** Close Date **2/16/2024** Pend Date **1/7/2024**  
 Auction **No** HUD **No** Sold Price **\$459,900** Sold \$/SqFt **\$224.01**  
 In Foreclosure? **No** How Sold **Conventional**  
 Close Contrib. **\$0.00 / None**



MLS # **98891505**  
 Class **Residential**  
 Type **Single Family**  
 Area **Meridian SE - 1000**  
 Address **2224 S Chesapeake Ave**  
 Unit #  
**Meridian, ID 83642**

Price **\$420,000**  
 Status **Sold**  
 # Beds **3**   
 # Baths **2.0**   
 Level **Single**  
 Apx SqFt **1761** **Public Records**  
 Garage/Carport **3 /** **For Sale**

**REMARKS**

This charming home located at 2224 S Chesapeake Ave features 3 bedrooms with a split floor plan PLUS an office/den for working at home. East facing backyard ideal for Idaho summers. In terms of updates, the water heater was replaced in 2013, the HVAC system was upgraded in 2009. Home also has central vac with all the accessories and a water softener. As you step inside, you'll be greeted by vaulted ceilings that create an open and spacious atmosphere. The kitchen has a skylight, allowing natural light to flood the space and create a warm and inviting ambiance. LOCATION LOCATION LOCATION. Close to the freeway and accessible by either the Meridian or Eagle exits, this home allows you to be anywhere and everywhere at a moment's notice. Walking distance to restaurants, movie theater and Mountain View High & Renaissance Magnet High. Come put your personal touch on this hidden Gem! Vacant go show! 2 playgrounds, park, a basketball and 2 tennis courts.

**AGENT REMARKS**

Agents, home is vacant and has an electronic lock on front door. Enter the code and then twist the lock to open. When closing the door, enter the door code and then twist the deadbolt to lock it. Home is being sold as is. Seller is not making repairs. We have a pre-inspection if interested. Priced accordingly to updates needed. All offers to be submitted to Listing Agent Matt Valentine at Matt@loveliveboise.com or 208-850-5507. Buyers to verify all information.

Agent Open House: [<-Click To See Open House info -Live Stream](#)  
 Client Count:

**GENERAL**

Listing Date **10/4/2023**  
 Expiration Date  
 DOM / CDOM **58 / 58**  
 Year Built **1995**  
 Age **21 - 30 Years**  
 Lot Size **irr X irr**  
 # Acres **0.210**  
 Land Size **Standard Lot 6000-9999 SF**  
 School District **West Ada School District**  
 Grade School **Pepper Ridge**  
 Jr High **Lewis and Clark**  
 Sr High **Mountain View**  
 County **Ada**  
 Subdivision **Sportsman Point**  
 Builder  
 Listing Service **Full Service**  
 Est. Comp Date  
 Virtual Tour **/**  
 Showing **Lock box**  
 Occupied By **Vacant**

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List Agent - Phn **Matt Valentine - Cell: 208-850-5507**

List Office - **Fathom Realty - Main: 208-576-4717**

Owner/Main/Alt.

Co-List Agent **Summer L Grounds - Cell: 208-703-2552**

Team:

Tenants Name

Agent Email **matt@loveliveboise.com**

Co-Op Agt **%3.00**

Original Price **\$458,900**

Prc/SqFt **\$238.50**

# Beds - Main **3**

# Beds - Upper **0**

# Beds - Below

# Baths - Main **2.0**

# Baths - Upper **0.0**

# Baths - Below

Flood Ins Req? **No**

Water Deliv?

Water Shares?

Mineral Rights?

Irrig Dist?/Name **Yes**

Variable Rate? **Yes**

Short Sale Rate

Sell Agt to **No**

Apx Above Grade Fin **1761**

Apx Above Grade Unfin **0**

Apx Below Grade Fin

Apx Below Grade Unfin

Apx Fin SQFT **1761**

Apx Unfin SQFT **0**

Detached Add'L

Dwelling Total Apx **0**

Home Owner Exempt? **Yes**

Improvement District? **No**

	Level	Size
Living		
Dining		
Family		
Great Rm	<b>Main</b>	<b>17x16</b>
Kitchen	<b>Main</b>	<b>12x10</b>
Master	<b>Main</b>	<b>16x13</b>
Bed 2	<b>Main</b>	<b>12x11</b>
Bed 3	<b>Main</b>	<b>12x11</b>
Bed 4		
Bed 5		
Bonus		
Entry		
Den		
Eating	<b>Main</b>	<b>13x9</b>
Rec Rm		
Office	<b>Main</b>	<b>12x11</b>
Other		
Utility	<b>Main</b>	<b>10x8</b>
Garage		
Shop		
Zoning		

Includes **Water Softener and Central Vac with accessories**  
 Excludes **All Seller's personal property**  
 Directions **Overland/ S on Locust Grove/ W on Beagle/ S on Chesapeake**  
 Legal **LOT 5 BLK 16 SPORTSMAN POINTE SUB #4**

**FEATURES**

CONSTRUCTION **Brick, Frame**  
 COOLING **Central Air**  
 DOCS ON FILE **Property Disclosure**  
 FENCING **Wood**  
 FIREPLACE **One, Gas**  
 GARAGE TYPE **Attached**  
 HEATING **Forced Air, Gas**

Printed/Emailed By: **15934**

INCLUDED  
 KITCHEN  
 FEATURES

LAND USE  
 LIST CLASS  
 LOT FEATURES  
 ROOF

**Aaron M Edwards**  
**Breakfast Bar, Dishwasher,**  
**Disposal, Microwave, Oven/Range**  
**Freestanding, Pantry, Water**  
**Softener Own**  
**Single**  
**Excl Right to Sell**  
**Dog Run**  
**Composition Shingle**

SEWER **Yes Connected**  
 SPRINKLER **Auto, Full**  
 SYSTEM  
 STRUCTURE **Bath-Master, Bed-Master Main Level,**  
 FEATURES **Central Vacuum & Equip, Split**  
**Bedroom, Den/Office**  
 TERMS **Cash, Conventional, Exchange, Fed.**  
**Housing Admin., ID Housing &**  
**Finance Agnc, Veterans Admin,**  
**HomePath**  
 WATER **City Service**

**FINANCIALS**

Financing Remarks  
 Assoc Setup/Trnsfr \$ **595** Rent/Mo  
 Association Fees **\$315.00 Annual**  
 Tax Year **2022** Taxes **\$1,939.76**  
 Parcel # **R8075800550**

Land Lse? /Y  
 Frac. %  
 REO/B.O. **No** Short  
 Auction **No** HUD  
 In Foreclosure? **No**

**SOLD INFORMATION**

**Anna Feccia - Cell: 408-394-0480**  
**Aspire Realty Group - Main: 208-615-2433**  
 Close Date **1/3/2024** Pend Date **12/1/2023**  
 Sold Price **\$415,000** Sold \$/SqFt **\$235.66**  
 How Sold **Cash**  
 Close Contrib. **\$0.00 / n/a**



MLS # **98898870**  
 Class **Residential**  
 Type **Single Family**  
 Area **Meridian SE - 1000**  
 Address **1846 E Doberman Dr.**  
 Unit #

Price **\$479,999**  
 Status **Pending**  
 # Beds **4**

Meridian, ID 83642  
 Garage/Carport **3 /** **Public Records For Sale**

**REMARKS**

Don't wait to get eyes on this amazing Meridian Home that has proximity to it all. Walking distance to Mountain View High School (great place for a morning walk), Gramercy Park, Fine Dining and Shopping. As well as easy access to I-84 at the Eagle Exit connecting you to the entire Treasure Valley. Home sets perfectly on a corner lot. It has a 3-car garage with built in storage, RV Parking, Storage Shed, a fully fenced back yard and graveled raised fire pit. It is set perfectly for all your toys, relaxing and entertaining as well. Inside, the home has high vaulted ceilings, front living space with cozy wood fireplace. The kitchen is accented with granite counter tops, full backsplash, breakfast bar, corner pantry and gas range. This home also has a large 2nd living space, as well as a full bathroom and bedroom downstairs, perfect for multi-generational living. The Master Suite features a walk-in closet, dual vanity, and tile flooring. All of this, and it's minutes from both downtown Meridian and Boise.

**AGENT REMARKS**

Open House Saturday 01/27 11 am - 2 pm Home is vacant, go show whenever you would like! Email all offers to offers@doworkrealty.com. Buyer to verify all information. #DoWork Staging By Lucy Dickson

Agent Open House: **<-Click To See Open House info -Live Stream**  
 Client Count:

**GENERAL**

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Listing Date **1/25/2024** List Agent - Phn **Jeffrey Wills - Cell: 208-631-8775** / Fax: **208-362-7734**  
 Expiration Date List Office - **Homes of Idaho - Main: 208-442-8500** / Fax: **208-442-1531**  
 DOM / CDOM **27 / 27** Owner/Main/Alt. / /  
 Year Built **1998** Co-List Agent Level Size  
 Age **21 - 30 Years** Team: Living **Main 14x13**  
 Lot Size **irr X irr** Tenants Name Dining  
 # Acres **0.218** Agent Email **doworkrealty@gmail.com** Family  
 Land Size **Standard Lot 6000-9999 SF** Co-Op Agt **%3.00** Variable Rate? **Yes** Great Rm **Main 21x12**  
 School District **West Ada School District** Original Price **\$489,000** Short Sale Rate Kitchen **Main 10x10**  
 Grade School **Pepper Ridge** Prc/SqFt **\$264.46** Sell Agt to **No** Master **Upper 14x14**  
 Jr High **Lewis and Clark** # Beds - Main **1** Apx Above Grade Fin **1815** Bed 2 **Upper 11x11**  
 Sr High **Mountain View** # Beds - Upper **3** Apx Above Grade Unfin **0** Bed 3 **Upper 11x10**  
 County **Ada** # Beds - Below Apx Below Grade Fin **0** Bed 4 **Main 12x10**  
 Subdivision **Raven Hill Sub** # Baths - Main **1.0** Apx Below Grade Unfin **0** Bed 5  
 Builder # Baths - Upper **2.0** Apx Fin SQFT **1815** Bonus  
 Listing Service **Full Service** # Baths - Below Apx Unfin SQFT **0** Entry  
 Est. Comp Date Flood Ins Req? **No** Detached Add'L Den  
 Virtual Tour **Branded / Unbranded** Water Deliv? Dwelling Total Apx **0** Eating **Main 14x10**  
 Showing **Lock box** Water Shares? Home Owner Exempt? **No** Rec Rm  
 Occupied By **Vacant** Mineral Rights? Improvement District? **No** Office  
 Irrig Dist?/Name **Yes Nampa Meridian** Other  
 Includes **Fridge, Storage shed, wood fire place** Utility **Main 9x6**  
 Excludes **Staging Furniture, washer/dryer, free-standing garage storage, seller's personal property** Garage  
 Directions **From E Overland Rd, South on Locust Grove, East on E Doberman Dr** Shop  
 Legal **Lot 1 Blk 3 Raven Hill Subdivision** Zoning

**FEATURES**

Printed/Emailed By: **15934 Aaron M Edwards**  
 CONSTRUCTION **Frame, Wood Siding** INCLUDED **Breakfast Bar, Dishwasher, Disposal,** SEWER **Yes Connected**  
 COOLING **Central Air** KITCHEN **Microwave, Oven/Range Freestanding,** SPRINKLER **Auto, Full, Pressurized Irrigation**  
 DOCS ON FILE **Property Disclosure** FEATURE **Pantry, Refrigerator, Countertop** SYSTEM  
 FIREPLACE **One, Wood Stove** S **-Granite, Gas Range** STRUCTURE **Alarm, Bath-Master, Cable/Satellite TV**  
 GARAGE TYPE **Attached** LAND USE **Single** FEATURES **, Family Room, Dual Vanities, Walk in**  
 HEATING **Forced Air, Gas** LIST **Excl Right to Sell** TERMS **Cash, Conventional, Fed. Housing**  
 CLASS **Garden Space, R.V. Parking, Sidewalks,** Admin., **ID Housing & Finance Agnc,**  
 LOT **Storage Shed, Public Road, Corner Lot,** Veterans Admin  
 FEATURE **Finished Driveway** S **City Service**  
 S **Composition Shingle** ROOF **Water Heater**  
 WATER  
 WATER  
 HEATER

**FINANCIALS**

Financing Remarks Land Lse? /Y  
 Assoc Setup/Trnsfr \$ **200** Rent/Mo  
 Association Fees **\$160.00 Annual** REO/B.O. **No** Short **No** Close Date **3/14/2024** Pend Date **2/21/2024**  
 Tax Year **2023** Taxes **\$1,616.54** Auction **No** HUD **No** Sold Price  
 Parcel # **R7349250390** In Foreclosure? **No** How Sold  
 Close Contrib. /

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MLS # **98886773**  
 Class **Residential**  
 Type **Single Family**  
 Area **Meridian SE - 1000**  
 Address **1826 E Sagemoor**  
 Unit #

Price **\$459,990**  
 Status **Pending Lease Purchase**  
 # Beds **3**  
 # Baths **2.5**  
 Level **2 Story**  
 Apx SqFt **1902**  
 Garage/Carport **2** / **Agent Measured For Sale**

**REMARKS**

Don't miss this great deal in Meridian on this beautifully home in one of the most desirable and sought-after locations in the Treasure Valley! Enjoy the long summer nights relaxing on the back patio right off of the primary suite patio door. Cozy up near the fireplace during the cooler months and create core memories with friends and family. The tile floors, trim and granite make this home stand out with extras. Enjoy the soft water and a mudroom with utility sink. Step out of your master bedroom on the back patio and enjoy. New flooring in living room and den and master bedroom.

Agent Open House: **<-Click To See Open House info -Live Stream**  
 Client Count:

**AGENT REMARKS**

Home is vacant and ready to show (truck in drive will be moved and belongs to owner), lock box is at front door. Seller prefers Whitney Scott at First American Title Meridian and will offer 1 year home warranty with favorable offer. Thank you

**GENERAL**

Listing Date **8/13/2023**  
 Expiration Date  
 DOM / CDOM **11 / 77**  
 Year Built **2006**  
 Age **11 - 20 Years**  
 Lot Size **105 X 49**  
 # Acres **0.110**  
 Land Size **Sm Lot 5999 SF**  
 School District **West Ada School District**  
 Grade School **Pepper Ridge**  
 Jr High **Lewis and Clark**  
 Sr High **Mountain View**  
 County **Ada**  
 Subdivision **Sageland**  
 Builder  
 Listing Service **Full Service**  
 Est. Comp Date  
 Virtual Tour **/ Unbranded**  
 Showing **Lock box**  
 Occupied By **Tenant**  
 Includes **Refrigerator, water softener**  
 Excludes **All owners personal affects**  
 Directions **Eagle Rd., W on Victory, N on Siduri, L on Sagemoor**  
 Legal **LOT 15 BLK 01 SAGELAND SUB**

**Confidential: This view may only be distributed to IMLS members. Any violation subject to a \$500 fine.**

List Agent - Phn **Conrad P Jeffries - Cell: 208-616-3104** / Fax: **208-330-2772**  
 List Office - **Mountain Realty - Main: 208-484-6564** / Fax: **208-330-2772**  
 Owner/Main/Alt. / /  
 Co-List Agent / /  
 Team:  
 Tenants Name  
 Agent Email **conrad.208realestate@gmail.com**  
 Co-Op Agt **%3.00** Variable Rate? **No**  
 Original Price **\$459,990** Short Sale Rate  
 Prc/SqFt **\$241.85** Sell Agt to **No**  
 # Beds - Main **1** Apx Above Grade Fin **1902**  
 # Beds - Upper **2** Apx Above Grade Unfin **0**  
 # Beds - Below Apx Below Grade Fin **0**  
 # Baths - Main **1.5** Apx Below Grade Unfin **0**  
 # Baths - Upper **1.0** Apx Fin SQFT **1902**  
 # Baths - Below Apx Unfin SQFT **0**  
 Flood Ins Req? **No** Detached Add'L  
 Water Deliv? Dwelling Total Apx **0**  
 Water Shares? Home Owner Exempt? **Yes**  
 Mineral Rights? Improvement District? **No**  
 Irrig Dist?/Name **Yes**

Level Size  
 Living  
 Dining  
 Family  
 Great Rm  
 Kitchen  
 Master **Main**  
 Bed 2 **Upper**  
 Bed 3 **Upper**  
 Bed 4  
 Bed 5  
 Bonus  
 Entry  
 Den **Main**  
 Eating  
 Rec Rm  
 Office  
 Other  
 Utility  
 Garage  
 Shop  
 Zoning

**FEATURES**

CONSTRUCTION **Frame, Stone**  
 COOLING **Central Air**  
 FIREPLACE **Gas**

Printed/Emailed By: **15934 Aaron M Edwards**  
 LIST CLASS **Excl Right to Sell**

TERMS **Cash, Consider All, Conventional, Fed. Housing Admin., ID Housing & Finance Agnc, Veterans Admin**

**FINANCIALS**

Financing Remarks  
 Assoc Setup/Trnsfr **\$ 300** Rent/Mo  
 Association Fees **\$520.00 Annual**  
 Tax Year **2022** Taxes **\$2,678.00**  
 Parcel # **R7689280150**

**SOLD INFORMATION**

Land Lse? /Y  
 Frac. %  
 REO/B.O. **No** Short **No** Close Date **9/1/2024** Pend Date **8/24/2023**  
 Auction **No** HUD **No** Sold Price  
 In Foreclosure? **No** How Sold  
 Close Contrib. / Sold \$/SqFt



MLS # **98901732** Price **\$499,900**  
 Class **Residential** Status **Active**  
 Type **Single Family** # Beds **3**  
 Area **Meridian NE - Boise NW - 1020** # Baths **2.5**  
 Address **648 S Torino** Level **2 Story**  
 Unit # **Meridian, ID 83642** Apx SqFt **1751** Appraisal **For Sale**  
 Garage/Carport **3**

**REMARKS**  
 Pristine home w/ extraordinary views of park-like settings from the front & back located in Woodbridge, one of Meridian's most idyllic neighborhoods surrounded by lush mature landscaping & boasting miles of park-like walking paths & an incredible community pool! This single-owner home has been well cared for & was built w/ a focus on high efficiency w/ 2x6 construction, added insulation, & a fully-insulated garage. The amenities don't stop inside; outside, you will find a beautifully landscaped backyard w/ a pergola over the patio & beautiful paver walkways on both sides of the home. The most extraordinary feature of this home are the BREATHTAKING views from the backyard in the SPRING & FALL! These views extend right into the living room & master suite. Excellent central location, plus enjoy access to the community pool, park, & walking paths. Great location just minutes to downtown Boise, the hospital, great schools, & is close to great restaurants, The Village in Meridian & shopping.

Agent  
 Client Count: Open House: [Click To See Open House info -Live Stream](#)

[Book Appointment](#)

**AGENT REMARKS**  
 Please wear the shoe covers provided. Upgraded R50 insulation & fully insulated gargade (walls & ceiling). 9" barrier wall on main floor with solid wood core door between primary bedroom and living room. Stone paver walkways done in 2023.

**GENERAL**

Listing Date **2/29/2024**  
 Expiration Date  
 DOM / CDOM **14 / 14**  
 Year Built **2002**  
 Age **21 - 30 Years**  
 Lot Size **100 X 50**  
 # Acres **0.115**  
 Land Size **Sm Lot 5999 SF**  
 School District **West Ada School District**  
 Grade School **Meridian**  
 Jr High **Lewis and Clark**  
 Sr High **Mountain View**  
 County **Ada**  
 Subdivision **Woodbridge**  
 Builder **Prestige**  
 Listing Service **Full Service**  
 Est. Comp Date  
 Virtual Tour **/**  
 Showing **Appointment Only**  
 Occupied By **Owner**

**Confidential: This view may only be distributed to IMLS members. Any violation subject to a \$500 fine.**

List Agent - Phn **Callie Kelley - Cell: 208-996-3635**  
 List Office - **Marathon Realty of Idaho - Main: 208-985-3174**  
 Owner/Main/Alt.  
 Co-List Agent  
 Team:  
 Tenants Name  
 Agent Email **callie@marathonrealty.properties**  
 Co-Op Agt **%3.00** Variable Rate? **No**  
 Original Price **\$499,900** Short Sale Rate  
 Prc/SqFt **\$285.49** Sell Agt to **No**  
 # Beds - Main **1** Apx Above Grade Fin **1751**  
 # Beds - Upper **2** Apx Above Grade Unfin **0**  
 # Beds - Below Apx Below Grade Fin **0**  
 # Baths - Main **1.5** Apx Below Grade Unfin **0**  
 # Baths - Upper **1.0** Apx Fin SQFT **1751**  
 # Baths - Below Apx Unfin SQFT **0**  
 Flood Ins Req? **No** Detached Add'L  
 Water Deliv? Dwelling Total Apx **0**  
 Water Shares? Home Owner Exempt? **Yes**  
 Mineral Rights? **Unknown** Improvement District? **No**  
 Irrig Dist?/Name **Yes Nampa-Meridian**

	Level	Size
Living		
Dining		
Family		
Great Rm		
Kitchen	<b>Main</b>	<b>12x11</b>
Master	<b>Main</b>	<b>20x19</b>
Bed 2	<b>Upper</b>	<b>11x10</b>
Bed 3	<b>Upper</b>	<b>12x10</b>
Bed 4		
Bed 5		
Bonus		
Entry		
Den		
Eating		
Rec Rm		
Office		
Other		
Utility		
Garage		
Shop		
Zoning		

Includes  
 Excludes **Sellers' personal property.**  
 Directions **N ON EAGLE, L ON FRANKLIN, L ON LOCUST GROVE, L ON WOODBRIDGE, R ON BEAM**  
 Legal **LOT 35, BLOCK 6, PHASE I OF WOODBRIDGE**

**FEATURES**

CONSTRUCTION **Frame, Stone, Hardi Type Siding, Foundation - Crawl Space Central Air**  
 COOLING **CC&Rs, Property Disclosure**  
 DOCS ON FILE **Full (Perimeter), Wood**  
 FENCING **One, Gas, Insert**  
 FIREPLACE **Attached**  
 GARAGE TYPE **Forced Air, Gas**  
 HEATING

INCLUDED **Breakfast Bar, Dishwasher, Disposal, Microwave, Oven/Range Freestanding, Pantry, Refrigerator, Water Softener Own, Countertop-Tile**  
 KITCHEN **Single**  
 FEATURES **Excl Right to Sell**  
 LAND USE **Garden Space, Irrigation Available, Sidewalks, Waterfront, View, Finished Driveway**  
 LIST **Community, In-Ground, Pool**  
 CLASS **Pool/SPA**  
 LOT **Community, In-Ground, Pool**  
 FEATURES

SEWER **Yes Connected**  
 SPRINKLE **Auto, Drip, Full, Irrigation**  
 R SYSTEM  
 STRUCTUR **Bath-Master, Bed-Master Main Level, Cable/Satellite TV, Central Vacuum & Equip, Covered Patio/Deck, Guest Room, Split Bedroom, Den/Office, Family Room, Great Room, Broadband Internet, Patio Home, Rec/Bonus, Dual Vanities, Low/No VOC Paint, Walk in Closet, Loft**  
 E  
 FEATURES

**FINANCIALS**

Financing Remarks  
 Assoc Setup/Trnsfr \$ **455** Rent/Mo  
 Association Fees **\$295.00 Quarterly**  
 Tax Year **2023** Taxes **\$1,409.28**  
 Parcel # **R8020701110**

**SOLD INFORMATION**

Land Lse? **No** /Y  
 Frac. %  
 REO/B.O. **No** Short **No** Close Date  
 Auction **No** HUD **No** Sold Price  
 In Foreclosure? **No** How Sold  
 Close Contrib. / Pend Date  
 Sold \$/SqFt

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MLS # **98897087**  
 Class **Residential**  
 Type **Single Family**  
 Area **Meridian SE - 1000**  
 Address **2537 E Griffon St**  
 Unit #

Price **\$419,900**  
 Status **Sold**  
 # Beds **4**         
 # Baths **2.5**        
 Level **2 Story**  
 Apx SqFt **1893** **Public Records**  
 Garage/Carport **2 /** **For Sale**

**REMARKS**

Convenient SE Meridian location just minutes from everthing in the valley! Located close to shopping, theatre, dining, hospital/doctors & short walk to Mountain View High & Gordon Harris Park + more! This home offers it all...4 bedrooms, 2.5 baths, spacious oven living w/ vaulted ceilings & lots of natural light. Upstairs features a bonus room plus 3 bedrooms & full bath. Large main level master suite w/ walk-in closet & dual sinks. Backyard is fully fenced, full sprinklers w/ room for a garden area. New carpet in master, plantation shutters in great room, partial granite breakfast bar, LVP flooring throughout main living area & hallway. Home is move in ready!

Agent Open House: **<-Click To See Open House info -Live Stream**  
 Client Count:

**AGENT REMARKS**

Fiber optic internet available/included in the HOA fee. Property manager will charge buyer \$275 at closing a for a full HOA Disclosure Packet. Please provide letter of approval with all offers. Buyer & buyers agent to verify all information.

**GENERAL**

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Listing Date	<b>12/21/2023</b>	List Agent - Phn	<b>Louise Kelly - Cell: 208-867-9367</b>	/ Fax:	<b>208-639-6251</b>
Expiration Date		List Office -	<b>Keller Williams Realty Boise - Main: 208-672-9000</b>	/ Fax:	<b>208-672-9111</b>
DOM / CDOM	<b>6 / 6</b>	Owner/Main/Alt.	/	/	
Year Built	<b>2010</b>	Co-List Agent		Level	Size
Age	<b>11 - 20 Years</b>	Team:		Living	
Lot Size	<b>96 X 50</b>	Tenants Name		Dining	
# Acres	<b>0.110</b>	Agent Email	<b>lkelly@mindspring.com</b>	Family	
Land Size	<b>Sm Lot 5999 SF</b>	Co-Op Agt	<b>%2.50</b>	Variable Rate?	<b>No</b>
School District	<b>West Ada School District</b>	Original Price	<b>\$419,900</b>	Short Sale Rate	
Grade School	<b>Pepper Ridge</b>	Prc/SqFt	<b>\$221.82</b>	Sell Agt to	<b>No</b>
Jr High	<b>Lewis and Clark</b>	# Beds - Main	<b>1</b>	Apx Above Grade Fin	<b>1893</b>
Sr High	<b>Mountain View</b>	# Beds - Upper	<b>3</b>	Apx Above Grade Unfin	<b>0</b>
County	<b>Ada</b>	# Beds - Below	<b>0</b>	Apx Below Grade Fin	<b>0</b>
Subdivision	<b>Gramercy Park</b>	# Baths - Main	<b>1.5</b>	Apx Below Grade Unfin	<b>0</b>
Builder		# Baths - Upper	<b>1.0</b>	Apx Fin SQFT	<b>1893</b>
Listing Service	<b>Full Service</b>	# Baths - Below	<b>0.0</b>	Apx Unfin SQFT	<b>0</b>
Est. Comp Date		Flood Ins Req?	<b>No</b>	Detached Add'L	
Virtual Tour	<b>Branded /</b>	Water Deliv?		Dwelling Total Apx	<b>0</b>
Showing	<b>Lock box</b>	Water Shares?		Home Owner Exempt?	<b>Yes</b>
Occupied By	<b>Vacant</b>	Mineral Rights?		Improvement District?	<b>No</b>
		Irrig Dist?/Name	<b>Yes Nampa/Meridian</b>		

Includes **Oven/range, dishwasher, microwawe, refrigerator, all existing window coverings.**  
 Excludes **Sellers personal property**  
 Directions **S. on Eagle Rd/W. on Overland/S. on Wells/W. on Goldstone/L. on Accolade/L. on Griffon**  
 Legal **Lot 09 Blk 06 Gramercy Sub#1**

<b>FEATURES</b>	<b>Printed/Emailed By: 15934</b>	<b>Aaron M Edwards</b>
CONSTRUCTION	<b>Frame, Stone, Wood Siding</b>	<b>INCLUDED Breakfast Bar, Dishwasher, Disposal,</b>
COOLING	<b>Central Air</b>	<b>KITCHEN Microwave, Oven/Range</b>
DOCS ON FILE	<b>CC&amp;Rs, Property Disclosure</b>	<b>FEATURES Freestanding, Pantry, Refrigerator,</b>
FENCING	<b>Full (Perimeter), Wood</b>	<b>Countertop-Granite</b>
GARAGE TYPE	<b>Attached</b>	<b>Single</b>
HEATING	<b>Forced Air, Gas</b>	<b>Excl Right to Sell</b>
		<b>Irrigation Available, Sidewalks</b>
		<b>Composition Shingle</b>
		<b>SEWER SPRINKLER SYSTEM STRUCTURE FEATURES TERMS WATER WATER HEATER</b>
		<b>Yes Connected Drip, Full, Pressurized Irrigation Bath-Master, Bed-Master Main Level, Great Room, Rec/Bonus, Walk in Closet Cash, Conventional, Fed. Housing Admin., ID Housing &amp; Finance Agnc City Service Gas</b>

**FINANCIALS**

Financing Remarks  
 Assoc Setup/Trnsfr \$ **200** Rent/Mo  
 Association Fees **\$700.00 Annual**  
 Tax Year **2022** Taxes **\$1,817.74**  
 Parcel # **R3238510780**

Land Lse? /Y  
 Frac. %  
 REO/B.O. **No** Short **No**  
 Auction **No** HUD **No**  
 In Foreclosure? **No**

**SOLD INFORMATION**

**Shelby C Paget - Cell: 408-313-2406**  
**Boise Premier Real Estate - Main: 888-506-2234**  
 Close Date **1/5/2024** Pend Date **12/27/2023**  
 Sold Price **\$410,000** Sold \$/SqFt **\$216.59**  
 How Sold **Cash**  
 Close Contrib. **\$0.00 / 00.00**