



Intermountain Multiple Listing Service, Inc. Residential Data Form

MLS# _____

1

RS

Fields, marked with an asterisk (*) and Bold Text, are required.

***Type (Select One)**

- Single Family
- Single Family w/Acreage
- Condo
- Townhouse
- Mobile/Manufact. Rented Lot
- Mobile/Manufact. Owned Land
- Recreational Land w/Home
- Timeshare

***Asking Price \$**
460,000

***County:** Ada

***Area:** Meridian NE - 1020

***Subdivision:** Havasu

***Address:** 1279 E Red Rock Dr

Unit #: _____

***City:** Meridian

***State:** ID (2) ***ZIP+4:** 83646 (10)

Internet (Check if No)

- Include
- Display Address
- Comments
- AVM

***Type of Ownership**

- Fee Simple
- Less Than Fee Simple

Date of Ownership
____/____/____

Fractional Ownership
Y / N % _____

***Garage Capacity:** 4

Carport Capacity: 0

Paved Street: Y / N

***Land Size**

- Sm Lot 5999sf
- Standard Lot 6000-9999 sf.
- 10000sf-.49
- .50 - .99 Acres
- 1 - 4.99 Acres
- 5 - 9.99 Acres
- 10 - 19.99 Acres
- 20 - 40 Acres
- Over 40 Acres
- None

***Age**

- To Be Built
- Under Construct.
- New-Never Occupied
- < 1 Yr
- 1-5 Yrs
- 6-10 Yrs
- 11-20 Yrs
- 21-30 Yrs
- 31-50 Yrs
- 51-80 Yrs
- 81+ Yrs

***Level**

- Single
- Single w/Below Grade
- Split Entry
- Tri-Level
- Tri-Level w/Below Grade
- Two Story
- Two Story w/Below Grade
- Single Level w/ Upstairs Bonus Room

***Directions:** (Use N,S,E,W)
From Eagle, W McMillian, S Locust Grove, W Red Rock (200)

of Acres: 0.207 (15) **New Construction Complete Date:** ____/____/____ ***Year Built:** 2004 (4)

***Lot Size Length:** IRR (10) ***Lot Size Width:** IRR (10) **# of Acres Irrigated:** _____ (10)

***Irrigation District:** Y / N **Irrigation District Name:** _____ **Settlers** _____ (25)

Water Shares Avail: Y / N **Water Deliverable:** Y / N

***School District:** West Ada School District ***Assigned Grade School:** Prospect

***Assigned JR High:** Heritage Middle School ***Assigned SR High:** Rocky Mountain

Builder: _____ (25)

***Approx. Above Grade Finished:** 1727 (10) ***Approx. Below Grade Finished:** 0 (10) **Total Approx. SQFT** 1727

***Approx. Above Grade Unfinished:** 0 (10) ***Approx. Below Grade Unfinished:** 0 (10)

***Separate Detach. Living Quarters Total Approx. SQFT:** 0 (10) **# Beds-Detached:** 0 (10) **# Baths-Detached:** 0.00 (10)

ROOMS	SIZE (5 x 5)	LEVEL (M,U,D)	ROOMS	SIZE (5 x 5)	LEVEL (M,U,D)
Bedroom, Master	12 X 15	M	Formal Dining:	10 X 8	M
Bedroom 2:	10 X 11	M	Great Room:	_____ X _____	_____
Bedroom 3:	10 X 9	M	Kitchen:	10 X 10	M
Bedroom 4:	8 X 9	M	Living Room:	14 X 21	M
Bedroom 5:	_____ X _____	_____	Office:	_____ X _____	_____
Bonus Room:	_____ X _____	_____	Other Room:	_____ X _____	_____
Den:	_____ X _____	_____	Recreation Room:	_____ X _____	_____
Eating Space:	_____ X _____	_____	Utility Room:	3 X 6	M
Entry:	3 X 4	M	Shop Dimensions:	_____ X _____	_____
Family Room:	11 X 14	M	Garage Dimensions:	31 X 21	_____
			Garage Door Dimensions:	_____ X _____	_____
*# of Bedrooms:	Main Level <u>4</u> (10)	Upper Level <u>0</u> (10)	Below Grade <u>0</u> (10)	Total Beds: <u>4</u>	
*# of Bathrooms:	Main Level <u>2.5</u> (15)	Upper Level <u>0.00</u> (15)	Below Grade <u>0.00</u> (15)	Total Baths: <u>2.5</u>	

Property Included:
Range, dishwasher, microwave, refrigerator in kitchen (100)

Property Excluded:
Sellers personal property, washer and dryer, refrigerator and freezers in garage (100)

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Features: select all that apply

MLS# _____

RS

***CONSTRUCTION**

16

- A1 Asbestos Siding
- A2 Brick
- A3 Concrete
- A4 Foundation-Crawl Space
- A5 Foundation-Slab
- A6 Frame
- A7 Hardi Type Siding
- A8 Log
- A9 Manufactured Home
- A10 Masonry
- A11 Metal Siding
- A12 Mobile Home
- A13 Modular
- A14 Steel
- A15 Stone
- A16 Stucco
- A17 Synthetic
- A18 Vinyl Siding
- A19 Wood Siding
- A20 Other

COOLING

17

- B1 Central Air
- B2 Ductless/Mini Split
- B3 Evaporative
- B4 Window/Wall Unit

DOCS ON FILE

18

- C1 Appraisal
- C2 CC&R's
- C3 Easement
- C4 Home Warranty
- C5 Inspection Report
- C6 Inventory
- C7 Lead Based Paint Disclosure
- C8 Lease
- C9 Lengthy Legal Description
- C10 Personal Property
- C11 Property Disclosure
- C12 Survey/Plat
- C13 Utilities Printout
- C14 Other

FENCING

- D1 Block/Brick/Stone
- D2 Cross Fenced
- D3 Fence/Livestock
- D4 Full (Perimeter)
- D5 Metal

FENCING (CONTINUED)

- D6 Partial
- D7 Vinyl
- D8 Wire
- D9 Wood

FIREPLACE

- E1 Gas
- E2 Insert
- E3 One
- E4 Pellet
- E5 Propane
- E6 Three or More
- E7 Two
- E8 Wood Stove
- E9 Other

FLOORING

19

- F1 Bamboo/Cork
- F2 Carpet
- F3 Cobblestone
- F4 Concrete
- F5 Engineered Vinyl Plank (EVP)
- F6 Engineered Wood Floors
- F7 Hardwood
- F8 Laminate
- F9 Luxury Vinyl Plank (LVP)
- F10 Marble
- F11 Tile
- F12 Travertine
- F13 Vinyl
- F14 Vinyl Sheet

GARAGE

- G1 Attached
- G2 Carport
- G3 Detached
- G4 Drive Through Doors
- G5 Electric Vehicle Charging Station
- G6 RV
- G7 Other

GREEN BUILDING CERTIFICATION

- H1 AFUE Rating
- H2 Cool Roof Rating
- H3 Energy Star Homes Cert.
- H4 HERS Index Score
- H5 ICC 700 Nat'l Bldg Std.
- H6 LEED for Homes Cert.

GREEN BLDG CERT. (CONTINUED)

- H7 NAHB Rating
- H8 SEER Rating
- HANDICAP ACCESSIBLE**
- I1 Bathroom Bars
- I2 Chair Lift
- I3 Elevator
- I4 Ramp
- I5 Roll In Shower
- I6 Roll Under Sinks
- I7 Wide Hallways/Doors 36" +
- I8 See Remarks

HEATING

20

- J1 Baseboard
- J2 Ceiling
- J3 Ductless/Mini Split
- J4 Electric
- J5 Forced Air
- J6 Gas
- J7 Geothermal
- J8 Groundwater Source
- J9 Heat Pump
- J10 Hot Water
- J11 Oil
- J12 Passive Solar Design
- J13 Propane
- J14 Radiant
- J15 Wall
- J16 Wood
- J17 Other

INCLUDED KITCHEN FEATURES

21

- K1 Breakfast Bar
- K2 Countertop-Concrete
- K3 Countertop-Granite
- K4 Countertop-Laminated
- K5 Countertop-Marble
- K6 Countertop-Quartz
- K7 Countertop-Soapstone
- K8 Countertop-Solid Surface
- K9 Countertop-Stainless Steel
- K10 Countertop-Tile
- K11 Countertop-Wood/Butcher Block
- K12 Dishwasher
- K13 Disposal
- K14 Double Oven

INCL. KITCHEN FEATURES (CONTINUED)

- K15 Dryer
- K16 Gas Dryer
- K17 Gas Oven
- K18 Gas Range
- K19 Island
- K20 Microwave
- K21 Oven/Range-Built In
- K22 Oven/Range-Freestanding
- K23 Pantry
- K24 Refrigerator
- K25 Trash Compactor
- K26 Washer
- K27 Water Softener Own
- K28 Water Softener Rent
- K29 Other

LAND USE

22

- L1 2-4 Units
- L2 5+ Units
- L3 Commercial Office
- L4 Commercial Retail
- L5 Condo/ Townhouse
- L6 Farm & Ranch
- L7 Historic District
- L8 Industrial
- L9 Mobile Home Park
- L10 Over 55 Community
- L11 Recreation
- L12 Single
- L13 Other

***LIST CLASS**

23

- M1 Exclusive Agency
- M2 Exclusive Right to Sell

LOT FEATURES

24

- N1 Abandoned Septic
- N2 Alley Access
- N3 Barn
- N4 Borders Public Owned Land
- N5 Bus on City Route
- N6 Canyon Rim
- N7 Chickens
- N8 Corner Lot
- N9 Corral
- N10 Cul-De-Sac
- N11 Dock-Community
- N12 Dock-Permit Available



RS

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Features: select all that apply

LOT FEATURES (CONTINUED)

- N13 Dock, Private
- N14 Dog Run
- N15 Easement
- N16 Finished Driveway
- N17 Flood Plain
- N18 Garden Space
- N19 Geothermal Water
- N20 Golf Course
- N21 Horses
- N22 Irrigation Available
- N23 Off Grid
- N24 Oil Tank Above Ground
- N25 Oil Tank Below Ground
- N26 Public Road
- N27 Private Gated Community
- N28 Private Road
- N29 Road Maintenance Agrmt
- N30 Rolling Topography
- N31 R.V. Parking
- N32 Separate Detached Dwelling
- N33 Separate Detached w/Kitchen
- N34 Sidewalks
- N35 Steep Topography
- N36 Storage Shed
- N37 Tennis Court
- N38 View
- N39 Waterfront
- N40 Winter Access
- N41 Wooded

POOL/SPA 25

- O1 Above Ground
- O2 Community
- O3 Hot Tub/Spa
- O4 In-Ground
- O5 Pool
- O6 Private

ROOF 26

- P1 Architectural Style
- P2 Composition Shingle
- P3 Gravel
- P4 Metal
- P5 Roll
- P6 Tile
- P7 Wood Shingle
- P8 Other

SEWER 27

- Q1 Holding Tank
- Q2 Not Connected
- Q3 Yes Connected
- Q4 Septic
- Q5 Other

SHOP 28

- R1 220 volt
- R2 Air Filtration System
- R3 Bathroom
- R4 Bedroom
- R5 Compressor Jacks/Outlets
- R6 Concrete Flooring
- R7 Cooling
- R8 Drive Through Doors
- R9 Electricity
- R10 Garage Door Access
- R11 Gas
- R12 Heated
- R13 Hoist/Lift
- R14 Insulated
- R15 Kitchen
- R16 Living Area
- R17 Loft
- R18 Office
- R19 RV/Boat
- R20 Shop
- R21 Shower
- R22 Sink
- R23 Water
- R24 Water Heater
- R25 Workbench

***SOURCE OF SQ. FT.** 29

- S1 Agent Measured
- S2 Appraisal
- S3 Building Plans
- S4 Public Records
- S5 Other

SPRINKLER SYSTEM 30

- T1 Auto
- T2 Drip
- T3 Full
- T4 Irrigation
- T5 Manual
- T6 Partial
- T7 Pressurized Irrigation

STRUCTURE FEATURES

- U1 Alarm
- U2 Bath, Master
- U3 Bed, Master Main Level
- U4 Broadband Internet
- U5 Cable/ Satellite TV
- U6 Central Vacuum & Equip
- U7 Central Vacuum Plumbed
- U8 Covered Patio/Deck
- U9 Daylight Basement
- U10 Den/Office
- U11 Dual Vanities
- U12 Family Room
- U13 Fixer Upper
- U14 Formal Dining
- U15 Great Room
- U16 Guest Room
- U17 Handicapped
- U18 Heat Recovery Ventilation System
- U19 Jetted Tub
- U20 Loft
- U21 Low/No VOC Paint
- U22 Manufactured Home on Foundation
- U23 Patio Home
- U24 Rec/Bonus
- U25 Renovated
- U26 Sauna/Steam Room
- U27 Separate Living Quarters
- U28 Skylights
- U29 Solar Panels
- U30 Solar Panels-Financed
- U31 Solar Panels-Leased
- U32 Solar Panels-Owned
- U33 Split Bedroom
- U34 Two Kitchens
- U35 Two Master Bedrooms
- U36 Walk in Closet
- U37 Walk Out Basement
- U38 Whole House Ventilation

TERMS 31

- V1 203k
- V2 Cash
- V3 Cash Out & Assume
- V4 Consider All

TERMS (CONTINUED)

- V5 Conventional
- V6 Exchange
- V7 Federal Housing Admin.
- V8 HomePath
- V9 ID Housing & Finance Agency
- V10 Lease Purchase
- V11 Owner Will Carry
- V12 Private
- V13 Refinance
- V14 Rural Development
- V15 Veterans Admin
- V16 Willing to Subordinate
- V17 Other

WATER 32

- W1 Artesian Well
- W2 City Service
- W3 Community Service
- W4 Individual Well
- W5 Not Available
- W6 Shared Well
- W7 Spring
- W8 Other

WATER HEATER 33

- X1 Electric
- X2 Gas
- X3 Heat Pump
- X4 High Efficiency/Energy Star
- X5 Recirculating Pump
- X6 Solar
- X7 Tank
- X8 Tankless



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RS

34

MLS# 35

*Association Fees \$: 550.00 (15) *Association Frequency: A (A,S,M,N,Q) *Association Setup/Transfer Fees \$/?: 250 (10)

*Local Improvement District: (Y/N/X) 36 *Home Owner Exemption: (Y/N/X) 37 *Flood Insurance Required: (Y/N/X) 38

Mineral Rights: Y/N/Unknown Land Lease: (Y/N/Unknown) Land Lease Amount/Year: Lot Rent \$: (15) (25)

*Taxes: 1,396.92 (15) *Tax Year: 2023 (4) Zoning: (25)

*Legal Description: Lot 4 Blk 8 Havesu Creek Sub #1 (255) 41

*Parcel Number: R3508170510 (50)

Financing Remarks: (25)

*Potential Short Sale: (Y/N/X) *REO: (Y/N/X) *In Foreclosure: (Y/N/X) *Auction: (Y/N/X) *HUD Owned: (Y/N/X)

FINANCIAL/LEGAL

REMARKS

Public Remarks (1024): Welcome to this stunning home located in the desirable North Meridian neighborhood! This spacious property offers all the features and amenities that make it the perfect place to call home. One of the standout features of this listing is its four car garage, providing ample space for parking, storage, or even a workshop area. Additionally, the brand new roof comes with a 50-year, transferable warranty, providing peace of mind for years to come. As you step inside, you'll be greeted by the updated paint and beautiful finishes throughout. The attention to detail truly shines in this home, creating a warm and inviting atmosphere. Situated against open space, this home offers a serene setting and privacy. The larger lot allows for outdoor activities, gardening, or simply enjoying the beautiful surroundings. Location is key, and this property ticks all the boxes. It is conveniently located near schools, shopping centers, and parks.

Agent Remarks (512): Please call Shelby Matson to schedule a showing. (208) 890-6242. I need at least a 30 minute notice. 43

AGENT INFORMATION

*List Agent: Shelby E Matson

*List Office: Idaho Life Real Estate 44

Co-Agent:

*Selling Agent to present offers directly to Seller: (Y/N/X)

*Variable Rate Commission: (Y/N/X) 45

*Compensation to Co-Op Broker *\$/%: 3% (15) 46

Short Sale Rate: Fixed Negotiated 50-50 47

*Listing Services

- Full Service 48
Limited Service
MLS Entry Only

OWNER INFORMATION

Owner Name: 49 (50)

Contact Phone 1: (25)

Contact Phone 2: (25)

Tenant's Name: (25)

Tenant's Phone: (25)

Tenant's Monthly Rent \$: (10)

*List Date: 1 / 19 / 24 *Expire Date: 07 / 15 / 2024 50

*Occupied By *Showing Instructions 51

- Owner, Tenant, Vacant
Appt. Only, Call or Text First/ Use Lock Box, Call For Instructions, Combo Box, Drive By, Lock Box
Must Accompany Showing, No Showings, See Remarks, BrokerBay Link, To Be Built/CLA, Under Const./CLA

- 1. Seller(s) has (have) read the foregoing listing form and agree(s) to hold the agent and Intermountain Multiple Listing Service Inc. free and harmless from any liability or damage arising from incorrect or undisclosed information provided by them.
2. Execution of this information form confirms that the undersigned seller(s) has (have) concurrently executed an exclusive right to sell listing agreement with the undersigned REALTOR unless otherwise noted. Seller(s) grant(s) consent to inclusion of the information into the Intermountain Multiple Listing Service, Inc.
3. The seller(s) authorization is given if the listing broker wishes to compensate the broker representing prospective purchasers.

Seller's Signature: Shawn Wilson Date: 01/15/2024
Seller's Signature: Michael Wilson Date: 01/15/2024
MLS Participant or Agent: Shawn Wilson Shelby E Matson Date: 01/15/2024