



MLS # **98827090** Price **\$825,000**
 Class **Residential** Status **New**
 Type **Single Family** # Beds **3**
 Area **Boise NW - 0800** # Baths **3.0**
 Address **18024 N Golden Ridge Way** Level **Singlew/BG**
 Unit # **Boise, ID 83714** Apx SqFt **2720** **Building Plans**
 Garage/Carport **3 / 0** **For Sale**

REMARKS
 Peaceful Avimor home located right in the foothills with incredible views and space for everyone! Features include: 3 bedrooms, 3 bathrooms • main level office • corner lot • mature landscaping • granite countertops • new laminate flooring throughout the main floor (2020) • new carpet in bedrooms, office and downstairs family room (2020) • gas fireplace • solar panels (owned) • Stairway from upper deck to the back yard • Storage shed • Extended paver patio • raised garden beds • concrete walkway leading to gazebo with firepit. Awesome community amenities include: community center • indoor and outdoor community pool • fitness center • library • immediate access to hiking and biking trails • multiple community parks • fishing pond • full basketball court • tennis court • walking paths • gas station • Spring Creek Brewery and so much more. Come see!

AGENT REMARKS
 Home is vacant, easy to show. Code to open the front door is in the lock box. Feedback is always appreciated.

Agent **27** Open House: **<-Click To See Open House info -Live Stream**
 Client Count: **20**

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

Listing Date 12/9/2021	List Agent - Phn Emileigh Porter - Main: 208-901-4708	/
Expiration Date 5/31/2022	List Office - Cook & Company Realty - Main: 208-891-3298	/
DOM / CDOM 0 / 0	Owner/Main/Alt.	/
Year Built 2009	Co-List Agent	Level Size
Age 11 - 20 Years	Team:	Living Main 17x19
Lot Size 127 X 89	Tenants Name	Dining
# Acres 0.259	Agent Email eporter@cookandcompanyrealty.com	Family Down 25x15
Land Size 10000 SF - .49 AC	Co-Op Agt %3.00 Variable Rate? Yes	Great Rm
School District West Ada School District	Original Price \$825,000 Short Sale Rate	Kitchen Main 11x12
Grade School Seven Oaks	Prc/SqFt \$303.31 Sell Agt to Yes	Master Main 13x14
Jr High Eagle Middle	# Beds - Main 1 Apx Above Grade Fin 1657	Bed 2 Down 12x11
Sr High Eagle	# Beds - Upper 0 Apx Above Grade Unfin 0	Bed 3 Down 12x13
County Ada	# Beds - Below 2 Apx Below Grade Fin 1063	Bed 4
Subdivision Avimor	# Baths - Main 2.0 Apx Below Grade Unfin 0	Bed 5
Builder	# Baths - Upper 0.0 Apx Fin SQFT 2720	Bonus
Listing Service Full Service	# Baths - Below 1.0 Apx Unfin SQFT 0	Entry Main 9x9
Est. Comp Date	Flood Ins Req? No Detached Add'L	Den
Virtual Tour Branded / Unbranded	Water Deliv? No Dwelling Total Apx	Eating Main 11x9
Showing See Remarks	Water Shares? No Home Owner Exempt? Yes	Rec Rm
Occupied By Vacant	Mineral Rights? Improvement District? No	Office Main 12x14
	Irrig Dist?/Name No	Other
Includes Refrigerator, alarm system, both shower curtains, curtain rod in main bedroom		Utility Main
Excludes All personal property, washer dryer		Garage
Directions From State St, N on Hwy 55, R on Avimor, R on McQuarrie, R on Goldenridge to the top		Shop
Legal Lot 25 Blk 02 Avimor Sub #1		
	Zoning Ada Co...	

FEATURES **Printed/Emailed By: 20808 Olivia Cook**

CONSTRUCTION Frame, Stone, Stucco	INCLUDED Breakfast Bar, Dishwasher, Disposal,	SEWER Yes Connected, Other
COOLING Central Air	KITCHEN Microwave, Oven/Range Built-In,	SPRINKLE Auto, Drip, Full
DOCS ON FILE CC&Rs, Property Disclosure	FEATURES Pantry, Refrigerator, Island, Granit	R SYSTEM
FENCING TYPE Metal	/Tile/Quartz Count	STRUCTUR Alarm, Bath-Master, Bed-Master Main
FIREPLACE Gas	LAND USE Single	E Level, Cable/Satellite TV, Covered
GARAGE TYPE Attached	LIST CLASS Excl Right to Sell	FEATURE Patio/Deck, Split Bedroom, Den/Office
HEATING Electric, Forced Air, Gas	LOT Fenced Fully, Garden Space, Sidewalks	S , Family Room, Great Room, Broadband
	FEATURES , View, Storage Shed, Public Road,	Internet, Rec/Bonus, Dual Vanities,
	Corner Lot	Tile Flooring, Walk in Closet, Solar
	POOL/SPA Community	Panels, Daylight Basement, Walkout
	ROOF Composition Shingle	Basement

FINANCIALS **SOLD INFORMATION**

Financing Remarks	Land Lse? No /Yr
Assoc Setup/Trnsfr \$ 235 Rent/Mo.	Frac. Own? No %
Association Fees \$371.25 Quarterly	REO/B.O.? No <u>Short</u> No
Tax Year 2020 Taxes \$2,340.26	Auction? No HUD Ow... No
Parcel # R062351000	In Foreclosure? No
	Close Date
	Sold Price
	How Sold
	Close Contrib. /
	Pend Date
	Sold \$/SqFt