



MLS # **98765642**  
 Class **Residential**  
 Type **Single Family**  
 Area **Eagle - 0900**  
 Address **1988 N Sevenoaks Way**  
 Unit #  
 City **Eagle**  
 Zip **83616**

Asking Price **\$660,000**  
 Status **Coming Soon**  
 # Beds **5**  
 # Baths **3.5**  
 Level **2 Story**  
 Garage **3**  
 Apx SqFt **3439**

**ADDITIONAL PHOTOS** Documents: Map: Walk: Mortgage Info:

Open House: <-- Click For Open House Info

Virtual Tours: 1 2 3



**GENERAL**

Listing Date **5/2/2020**  
 DOM **0**  
 Year Built **1998**  
 Age **21 - 30 Years**  
 Lot Size **irr X irr**  
 # Acres **0.344**  
 Land Size **10000 SF - .49 AC**  
 School District **West Ada School District**  
 Grade School **Seven Oaks**  
 Jr High **Eagle Middle**  
 Sr High **Eagle**  
 County **Ada**  
 Subdivision **Lexington Hills**  
 Builder

Prc/SqFt **\$191.92**  
 # Beds - Main **0** Apx Above Grade Fin **3439**  
 # Beds - Upper **5** Apx Above Grade Unfin **0**  
 # Beds - Below **0** Apx Below Grade Fin **0**  
 # Baths - Main **0.5** Apx BelowGrade Unfin **0**  
 # Baths - Upper **3.0** Apx Fin SQFT **3439**  
 # Baths - Below **0.0** Apx Unfin SQFT **0**  
 Flood Ins Req? **No** Detached Add'l Dwelling **0**  
 Water Deliv? **No** Total Apx SQFT  
 Water Shares? **No** Home Owner Exempt? **Yes**  
 Irrigation Dist? **Yes** Improvement. District? **No**  
 Irrig Dist Name **Farmer Union**

	Level	Size
Living	Main	16x19
Dining	Main	14x20
Family	Main	19x24
Great		
Kitchen	Main	14x14
Master	Upper	16x17
Bed 2	Upper	11x12
Bed 3	Upper	12x12
Bed 4	Upper	11x12
Bed 5	Upper	8x14
Bonus		
Entry	Main	
Den		10x14
Eating	Main	9x10
Rec Rm		
Office	Main	
Other		
Utility	Main	6x7
Garage		
Shop		

**REMARKS**

Come fall in love with this unique 5-bedroom home! From the charming wrap-around porch and lush, "secret garden" backyard to the fireplace in the master bedroom and wood-burning stove, this home is so inviting. The recently remodeled interior has beautiful millwork throughout, as well as solid hardwood flooring, granite counters in the kitchen, SS appliances and a main-level office. The private back yard has an extensive deck with that is perfect for entertaining.

Est. Comp Date  
 Assoc. Fees\$ **\$169.00**  
 Assoc Freq **Quarterly**  
 Assoc Setup **300** Type of Fee \$  
 Parcel # **R5241400140**  
 Taxes: Yr/Amt **2019 \$4,323.68**  
 REO/Bank Owned? **No** In Foreclosure? **No** Short Sale? **No** Auction? **No** HUD Owned? **No**

Legal **LOT 24 BLOCK 20 LEXINGTON HILLS SUB #6**  
 Includes **Refrigerator, porch swing, porch lanterns negotiable**  
 Excludes **All personal property, washer/dryer, garage shelving, window treatments negotiable**  
 Directions **State St / N Hwy 55 / W Floating Feather / N Sevenoaks Way**

**FEATURES**

COOLING <b>Central Air</b>	LAND USE <b>Single</b>	SPRINKLERS <b>Auto, Drip, Full, Pressurized Irrigation</b>
FIREPLACE <b>Two</b>	ZONING <b>R-2/P</b>	SEWER <b>Yes Connected</b>
GARAGE TYPE <b>Attached</b>	POOL/SPA	WATER <b>City Service</b>
HEATING <b>Forced Air, Gas</b>	ROOF <b>Composition Shingle</b>	ACCESS

CONSTRUCTION **Frame**  
 KITCHEN FEAT **Dishwasher, Disposal, Microwave, Oven/Range Freestanding, Pantry, Refrigerator, Island, Granite/Tile Counters** GREEN CERTS:

LOT FEAT **Fenced Fully, Garden Space, Sidewalks, Storage Shed, Public Road, Finished Driveway**

STRUCTURE FEAT **Bath-Master, Cable/Satellite TV, Covered Patio/Deck, Hardwood, Den/Office, Formal Dining, Family Room, Great Room, Dual Vanities, Walk in Closet**

TERMS **Cash, Conventional**



**Prepared for you by:**  
**Cook & Company Realty**  
**208-891-3298**

**Today's Date:** 05/14/2020

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