



MLS # **98862260** Price **\$558,800**  
 Class **Residential** Status **New**  
 Type **Single Family** # Beds **3**  
 Area **Eagle - 0900** # Baths **2.0**  
 Address **5281 W Lockner Dr** Level **Single**  
 Unit # Apx SqFt **1856** **Public Records**  
**Eagle, ID 83616** Garage/Carport **2 /** **For Sale**

**REMARKS**  
 One owner STUNNER in the Preserve! Built in 2019, this home is 100% turn-key with loads of upgrades. 3 bedrooms with split-bedroom design PLUS an office/den with sliding barn door. Gourmet kitchen has it all; tons of storage & large island- perfect for entertaining. KitchenAid appliance package, double wall ovens, gas cooktop and leathered granite. Spacious master suite has dual walk-in closets and dual bathroom vanities. Step outside to the low maintenance, lush backyard with large covered patio. No rear neighbors, enjoy nature views instead! Oversized two car garage is 26' deep and can accommodate larger vehicles. Has Central Vac & plumbed for water softener. The Preserve is well known as a beautiful & cohesive community/wildlife preserve. Private fishing ponds with wildlife, walking paths, play structures and the community pool make it a great place to call home. Minutes away from shopping & walk to Galileo STEM and North Star Charter schools. Once you arrive, you won't want to leave!

**AGENT REMARKS**  
 Seller requests 1 hour notice for showings. Call/ text LA to schedule. Thank you for showing!

Agent **97** Open House: **<-Click To See Open House info -Live Stream**  
 Client Count: **15**

**<--Book Appointment**

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

|                 |                                  |                  |   |  |
|-----------------|----------------------------------|------------------|---|--|
| Listing Date    | <b>10/29/2022</b>                | List Agent - Phn | <b>Alyssa Havens - Main: 208-484-0418</b>             | /  |
| Expiration Date | <b>4/1/2023</b>                  | List Office -    | <b>Cook &amp; Company Realty - Main: 208-891-3298</b> | /  |
| DOM / CDOM      | <b>2 / 2</b>                     | Owner/Main/Alt.  | /   | /  |
| Year Built      | <b>2019</b>                      | Co-List Agent    |   | Level Size                                       |
| Age             | <b>1 -5 Years</b>                | Team:            |   | Living   |
| Lot Size        | <b>144' X 55'</b>                | Tenants Name     |   | Dining   |
| # Acres         | <b>0.140</b>                     | Agent Email      | <b>alyssa@cookandcompanyrealty.com</b>                | Family   |
| Land Size       | <b>Standard Lot 6000-9999 SF</b> | Co-Op Agt        | <b>%2.50</b>  | Variable Rate? <b>Yes</b>                        |
| School District | <b>West Ada School District</b>  | Original Price   | <b>\$558,800</b>                                      | Short Sale Rate                                  |
| Grade School    | <b>Eagle</b>                     | Prc/SqFt         | <b>\$301.08</b>                                       | Sell Agt to <b>No</b>                            |
| Jr High         | <b>Star</b>                      | # Beds - Main    | <b>3</b>  | Apx Above Grade Fin <b>1856</b>                  |
| Sr High         | <b>Eagle</b>                     | # Beds - Upper   | <b>0</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>The Preserve</b>              | # Baths - Main   | <b>2.0</b>  | Apx Below Grade Unfin <b>0</b>                   |
| Builder         | <b>Toll Brothers</b>             | # Baths - Upper  | <b>0.0</b>  | Apx Fin SQFT <b>1856</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 Dwelling Total Apx SQFT: <b>0</b> |
| Virtual Tour    | <b>Branded / Unbranded</b>       | Water Deliv?     | <b>Yes</b>  | Home Owner Exempt? <b>Yes</b>                    |
| Showing         | <b>Appointment Only</b>          | Water Shares?    |   | Improvement District? <b>Yes</b>                 |
| Occupied By     | <b>Owner</b>                     | Mineral Rights?  | <b>Unknown</b>  | Irrig Dist?/Name <b>Yes Middleton Mill</b>       |

|                 |   |                           |  |
|-----------------|---|---------------------------|--|
| Includes        |   | Excludes                  | <b>Seller's personal property, Refrigerator, Washer/Dryer.</b>   |
| Directions      | <b>W. on State St. (Hwy 44) from Eagle Rd., N. on Linder, W. on Escalante, S. on Tullshire to add</b> | Legal                     | <b>LOT 13 BLK 03 EAGLEFIELD VILLAGE SUB</b>  |
| <b>FEATURES</b> | <b>Printed/Emailed By: 20808 Olivia Cook</b>  | CONSTRUCTION              | <b>Frame</b>   |
| COOLING         | <b>Central Air</b>  | INCLUDED KITCHEN FEATURES | <b>Dishwasher, Disposal, Microwave, Oven/Range Built-In, Pantry, Water Softener Own, Island, Granit/Tile /Quartz Count</b>   |
| DOCS ON FILE    | <b>CC&amp;Rs, Property Disclosure</b>   | LAND USE                  | <b>Single</b>  |
| FENCING TYPE    | <b>Vinyl</b>  | LIST CLASS                | <b>Excl Right to Sell</b>  |
| FIREPLACE       | <b>One, Gas</b>   | LOT                       | <b>Fenced Fully, Irrigation Available, Sidewalks</b>   |
| GARAGE TYPE     | <b>Attached</b>   | FEATURES                  | <b>Community, Pool</b>   |
| HEATING         | <b>Forced Air, Gas</b>  | POOL/SPA                  | <b>Composition Shingle</b>   |
|                 |   | ROOF                      |  |
|                 |   | SPRINKLE R SYSTEM         | <b>Auto, Pressurized Irrigation, Irrigation</b>  |
|                 |   | STRUCTUR E FEATURES       | <b>Bath-Master, Bed-Master Main Level, Covered Patio/Deck, Split Bedroom, Den/Office, Great Room, Dual Vanities, Carpet, Central Vacuum Plumbed, Walk in Closet, Vinyl/Laminate Flooring</b> |
|                 |   | TERMS                     | <b>Cash, Conventional, Exchange, Fed. Housing Admin., Veterans Admin</b>   |
|                 |   | WATER WATER HEATER        | <b>City Service Gas</b>  |

|   |  |
|---|--|
| <b>FINANCIALS</b>                         | <b>SOLD INFORMATION</b>                |
| Financing Remarks                         | Land Lse? <b>No</b> /Yr                |
| Assoc Setup/Trnsfr <b>\$ 500</b> Rent/Mo. | Frac. Own? <b>No</b> %                 |
| Association Fees <b>\$950.00 Annual</b>   | REO/B.O.? <b>No</b> Short <b>No</b>    |
| Tax Year <b>2021</b> Taxes <b>\$0.00</b>  | Auction? <b>No</b> HUD Ow... <b>No</b> |
| Parcel # <b>R2024800280</b>               | In Foreclosure? <b>No</b>              |
|   | Close Date                             |
|   | Sold Price                             |
|   | How Sold                               |
|   | Close Contrib. /                       |
|   | Pend Date                              |
|   | Sold \$/SqFt                           |

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