



MLS # **98821567** Price **\$698,000**
 Class **Residential** Status **Active**
 Type **Single Family** # Beds **5**
 Area **Boise W-Garden City - 0650** # Baths **3.5**
 Address **4593 N Marylebone Pl** Level **2 Sty w/BG**
 Unit # **Boise, ID 83713** Apx SqFt **3110** **Public Records**
 Garage/Carport **3 /** **For Sale**

REMARKS

This West Boise gem has wonderful charm! •Bright front room with grand ceiling and large windows •2 dining areas •living room with fireplace, TV stays! •Split living design •4 bed/2bath upstairs •1 bed/bath downstairs •Bonus/rec downstairs, would make a great guest suite! •New LVP flooring & carpet •New interior paint •2 bathrooms recently updated •Central Vac system •Private backyard with mature landscape and covered patio •Potential garden space •Side yard storage shed •Exterior paint in 2019 •Located on a cul-de-sac, 450ft walk to the community pool •Close access to schools, YMCA, shopping and restaurants. This one is a must see!!

AGENT REMARKS

Home is vacant, ready to show. Call or text LA with any questions, if no response contact co-agent. Please CC co-agent: olivia@cookandcompanyrealty.com on all offers and kindly allow for a 24 hour response time. •• Also of note, this sub is NOT hooked into Settlers irrigation district. (Never has been) Yard water is provided by city service. A small yearly fee is still paid to Irrigation district by current owner, but there is a process available to discontinue this if new owner desires.

Agent Count: **224** Open House: **<-Click To See Open House info -Live Stream**
 Client Count: **46**

GENERAL

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Listing Date	10/7/2021	List Agent - Phn	Alyssa Havens - Main: 208-484-0418	/	
Expiration Date	4/1/2022	List Office - Phn	Cook & Company Realty - Main: 208-891-3298	/	
DOM / CDOM	10 / 10	Owner/Main/Alt.	/	/	
Year Built	1986	Co-List Agent	Olivia Cook - Voice: 208-891-3298	Level	Size
Age	31 - 50 Years	Team:		Living	
Lot Size	108' X 72'	Tenants Name		Dining	Main 10x9
# Acres	0.220	Agent Email	alyssa@cookandcompanyrealty.com	Family	Main 20x18
Land Size	Standard Lot 6000-9999 SF	Co-Op Agt	%3.00	Variable Rate?	Yes
School District	West Ada School District	Original Price	\$698,000	Short Sale Rate	
Grade School	Frontier	Prc/SqFt	\$224.44	Sell Agt to	No
Jr High	Lowell Scott Middle	# Beds -	0	Apx Above Grade Fin	2304
Sr High	Centennial	# Beds - Upper	4	Apx Above Grade Unfin	0
County	Ada	# Beds - Below	1	Apx Below Grade Fin	806
Subdivision	Binghamshire Square	# Baths - Main	0.5	Apx Below Grade Unfin	0
Builder		# Baths -	2.0	Apx Fin SQFT	3110
Listing Service	Full Service	# Baths -	1.0	Apx Unfin SQFT	0
Est. Comp Date		Flood Ins Req?	No	Detached Add'L Dwelling Total Apx SOFT:	0
Virtual Tour	/	Water Deliv?	No	Home Owner Exempt?	Yes
Showing	Lock box	Water Shares?	No	Improvement District?	No
Occupied By	Vacant	Mineral Rights?		Irrig Dist?/Name	No
Includes	Washer/dryer. TV & mount: main level. Art piece over fireplace. Backyard shed.				
Excludes	Refrigerator. All staging furnishings and decor.				
Directions	McMillan, S. on Cloverdale, E. on Goldenrod, N. on Albany, N. on Marylebone				
Legal	See exhibit A				

FEATURES

Printed/Emailed By: 20808 Olivia Cook

CONSTRUCTION	Brick, Frame	INCLUDED	Dishwasher, Disposal, Microwave, Oven/Range Built-In, Pantry, Refrigerator, Water Softener Own, Island	SEWER	Yes Connected
COOLING	Central Air, Window/Wall Unit	KITCHEN		SPRINKLE	Auto, Full
DOCS ON FILE	CC&Rs, Property Disclosure, Other	FEATURES		R SYSTEM	
FENCING TYPE	Wood	LAND USE	Single	STRUCTUR	Alarm, Bath-Master, Cable/Satellite TV, E Central Vacuum & Equip, Covered Patio
FIREPLACE	One	LIST CLASS	Excl Right to Sell	FEATURE	/Deck, Hardwood, Split Bedroom, Formal Dining, Family Room, Great Room, Broadband Internet, Jetted Tub, Rec/Bonus, Dual Vanities, Tile Flooring, Vinyl/Laminate Flooring
GARAGE TYPE	Attached	LOT	Fenced Fully, Sidewalks, Storage Shed	S	
HEATING	Forced Air, Gas	FEATURES	Community, Pool	TERMS	Cash, Conventional, Fed. Housing
		POOL/SPA	Composition Shingle		
		ROOF			

FINANCIALS

SOLD INFORMATION

Financing Remarks		Land Lse?	\$0.00	/Yr	
Assoc Setup/Trnsfr	\$ 150	Rent/Mo.			
Association Fees	\$242.50 Annual	Frac. Own?	No	% 0	
Tax Year	2020	Taxes	\$2,679.32		
Parcel #	R0958240360	REO/B.O.?	No	Short	No
		Auction?	No	HUD Ow...	No
		In Foreclosure?	No		
				Close Date	
				Sold Price	Pend Date
				How Sold	Sold \$/SqFt
				Close Contrib.	/

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