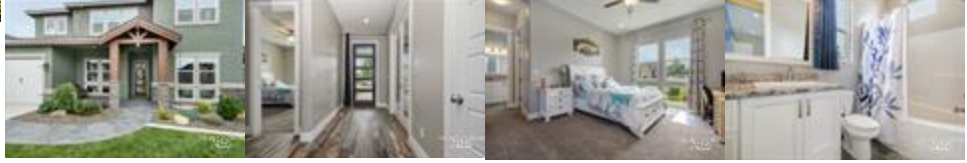




MLS # **98772333**  
 Class **Residential**  
 Type **Single Family**  
 Area **Eagle - 0900**  
 Address **1991 Little Salmon Way**  
 Unit #  
 City **Eagle**  
 Zip **83616**

Asking Price **\$878,000**  
 Status **New**  
 # Beds **5**  
 # Baths **4.5**  
 Level **2 Story**  
 Garage **4**  
 Apx SqFt **3824**

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



Open House: <-- Click For Open House Info

Virtual Tours: [Unbranded](#) 1 2 3

**GENERAL**

Listing Date **7/2/2020**  
 DOM **0**  
 Year Built **2017**  
 Age **1 -5 Years**  
 Lot Size **irr X irr**  
 # Acres **0.390**  
 Land Size **10000 SF - .49 AC**  
 School District **[West Ada School District](#)**  
 Grade School **[Eagle](#)**  
 Jr High **[Eagle Middle](#)**  
 Sr High **[Eagle](#)**  
 County **Ada**  
 Subdivision **Henrys Fork**  
 Builder **Boise Hunter Homes**

Prc/SqFt **\$229.60**  
 # Beds - Main **2** Apx Above Grade Fin **3824**  
 # Beds - Upper **3** Apx Above Grade Unfin **0**  
 # Beds - Below **0** Apx Below Grade Fin **0**  
 # Baths - Main **2.5** Apx BelowGrade Unfin **0**  
 # Baths - Upper **2.0** Apx Fin SQFT **3824**  
 # Baths - Below **0.0** Apx Unfin SQFT **0**  
 Flood Ins Req? **No** Detached Add'l Dwelling **0**  
 Water Deliv? Total Apx SQFT

	Level	Size
Living		
Dining		
Family		
Great	Main	18x20
Kitchen	Main	
Master	Main	20x14
Bed 2	Main	13x15
Bed 3	Upper	11x12
Bed 4	Upper	13x11
Bed 5	Upper	13x11
Bonus	Upper	17x14
Entry	Main	
Den	Main	10x13
Eating	Main	14x20
Rec Rm		
Office	Main	11x12
Other		
Utility	Main	
Garage	32x25	
Shop		

Water Shares? Home Owner Exempt? **Yes**  
 Irrigation Dist? **Yes** Improvement. District? **No**  
 Irrig Dist Name **Mason Creek-Boise River**

**REMARKS**

Incredible custom home in coveted Henry's Fork! Special features include: 3 of the 5 bedrooms have private, en suite bathrooms • TWO home offices • "His" and "Hers" closets in master suite • Walk-in shower with double heads • 10' ceilings throughout main level, 9' ceilings upstairs • Gorgeous wood print tile floors • Granite counters in kitchen, all bathrooms and office • Stainless steel Thermador appliances • Large, L-shaped kitchen island with 6 bonus cabinets • Large pantry with barn door • COME SEE!

Est. Comp Date  
 Assoc. Fees\$ **\$1,200.00**  
 Assoc Freq **Annual**  
 Assoc Setup **500 Type of Fee \$**  
 Parcel # **R3558820240**  
 Taxes: Yr/Amt **2019 \$5,318.37**  
 REO/Bank Owned? **No** In Foreclosure? **No** Short Sale? **No** Auction? **No** HUD Owned? **No**

Legal **LOT 8 BLK 6 HENRY'S FORK SUB #4**  
 Includes **Window treatments, central vacuum equipment, swingset**  
 Excludes **All personal property, refrigerator, washer/dryer, garage shelving, TVs & TV wall mounts, trampoline**  
 Directions **State Street, N. Park Lane past Floating Feather, E. Snake River, N on Little Salmon Way**

**FEATURES**

COOLING	<b>Central Air</b>	LAND USE	<b>Single</b>	SPRINKLERS	<b>Auto, Drip, Full, Pressurized Irrigation</b>
FIREPLACE	<b>One, Gas</b>	ZONING	<b>City of Eagle-R-2/DA</b>	SEWER	<b>Yes Connected</b>
GARAGE TYPE	<b>Attached</b>	POOL/SPA	<b>Community</b>	WATER	<b>City Service</b>
HEATING	<b>Forced Air, Gas</b>	ROOF	<b>Composition Shingle</b>	ACCESS	
CONSTRUCTION	<b>Frame, Stucco, Hardi Type Siding</b>				
KITCHEN FEAT	<b>Breakfast Bar, Dishwasher, Disposal, Double Oven, Microwave, Oven/Range Built-In, Pantry, Island, Granite/Tile Counters</b>				
LOT FEAT	<b>Fenced Fully, Sidewalks</b>				

STRUCTURE FEAT **Bath-Master, Bed-Master Main Level, Cable/Satellite TV, Central Vacuum & Equip, Covered Patio/Deck, Guest Room, Hardwood Split Bedroom, Den/Office, Great Room, Rec/Bonus Two Master**  
 TERMS **Cash, Conventional**



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

Today's Date: 07/02/2020

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