



MLS # **98835290** Price **\$998,000**  
 Class **Residential** Status **New**  
 Type **Single Family** # Beds **6**  
 Area **Eagle - 0900** # Baths **3.0**  
 Address **2656 E Hampshire Court** Level **2 Story**  
 Unit # **Eagle, ID 83616** Apx SqFt **3238** **Public Records**  
 Garage/Carport **4 /** **For Sale**

**REMARKS**  
 Ideally located on a quiet cul-de-sac, this beautiful Lexington Hills home greets you with charming curb appeal, followed by an inspired layout. The front room and dining room are filled with natural light from the big windows, and the living room has a cozy fireplace and flows in to the kitchen and dining nook. The kitchen features granite counters with a breakfast bar and a double-oven range. Off the kitchen is a full bathroom and a bedroom - perfect for a guest suite. Upstairs you'll find a generous master suite and four more bedrooms - plenty of space for a home office or two. The large bonus room is a perfect place to watch a movie or play games. Or perhaps you prefer to relax and unwind on the large covered deck and enjoy the shade provided by the mature trees. For those who have toys or need storage space, this home offers a large 4-car garage with built-in shelving, as well as a special bonus storage space under the home. So come take a look - you don't want to miss this one!

**AGENT REMARKS**  
 Please TEXT Emily at 208-602-4999 to schedule a showing. 1-hour notice requested, please.  
 \*\*There is a cat in the garage - please don't let her out.\*\*

Agent **49** Open House: **<-Click To See Open House info -Live Stream**  
 Client Count: **37**

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

Listing Date <b>3/18/2022</b>	List Agent - Phn <b>Olivia Cook - Voice: 208-891-3298</b>	/
Expiration Date <b>8/31/2022</b>	List Office - <b>Cook &amp; Company Realty - Main: 208-891-3298</b>	/
DOM / CDOM <b>0 / 0</b>	Owner/Main/Alt.	/
Year Built <b>2000</b>	Co-List Agent	Level Size
Age <b>21 - 30 Years</b>	Team:	Living <b>Main 12x12</b>
Lot Size <b>irr X irr</b>	Tenants Name	Dining <b>Main 11x12</b>
# Acres <b>0.193</b>	Agent Email <b>olivia@cookandcompanyrealty.com</b>	Family <b>Main 14x20</b>
Land Size <b>Standard Lot 6000-9999 SF</b>	Co-Op Agt <b>%3.00</b> Variable Rate? <b>Yes</b>	Great Rm
School District <b>West Ada School District</b>	Original Price <b>\$998,000</b> Short Sale Rate	Kitchen <b>Main 12x11</b>
Grade School <b>Seven Oaks</b>	Prc/SqFt <b>\$308.21</b> Sell Agt to <b>No</b>	Master <b>Upper 14x17</b>
Jr High <b>Eagle Middle</b>	# Beds - Main <b>1</b> Apx Above Grade Fin <b>3238</b>	Bed 2 <b>Upper 12x12</b>
Sr High <b>Eagle</b>	# Beds - Upper <b>5</b> Apx Above Grade Unfin <b>0</b>	Bed 3 <b>Upper 10x11</b>
County <b>Ada</b>	# Beds - Below <b>0</b> Apx Below Grade Fin <b>0</b>	Bed 4 <b>Upper 10x11</b>
Subdivision <b>Lexington Hills</b>	# Baths - Main <b>1.0</b> Apx Below Grade Unfin <b>0</b>	Bed 5 <b>Main 12x12</b>
Builder	# Baths - Upper <b>2.0</b> Apx Fin SQFT <b>3238</b>	Bonus <b>Upper 34x14</b>
Listing Service <b>Full Service</b>	# Baths - Below <b>0.0</b> Apx Unfin SQFT <b>0</b>	Entry <b>Main 8x8</b>
Est. Comp Date	Flood Ins Req? <b>No</b> Detached Add'L Dwelling Total Apx SQFT: <b>0</b>	Den
Virtual Tour <b>/</b>	Water Deliv?	Eating <b>Main 11x10</b>
Showing <b>Appointment Only</b>	Water Shares?	Rec Rm
Occupied By <b>Owner</b>	Mineral Rights?	Office <b>Upper 11x12</b>
	Irrig Dist?/Name <b>Yes Farmers</b>	Other <b>Down 8x15</b>
Includes <b>Kitchen and garage refrigerators, built-in garage shelving, washer/dryer, water softener, grow boxes</b>		Utility
Excludes <b>All personal property</b>		Garage
Directions <b>N on 55 / W on Floating Feather / N on Prestwick Way / W on Hampshire Ct</b>		Shop
Legal <b>LOT 31 BLK 04 LEXINGTON HILLS EAST SUB 02</b>		Zoning <b>City of ...</b>

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

CONSTRUCTION <b>Brick, Hardi Type Siding, Foundation - Crawl Space</b>	INCLUDED <b>Breakfast Bar, Dishwasher, Disposal,</b>	SEWER <b>Yes Connected</b>
COOLING <b>Central Air</b>	KITCHEN <b>Double Oven, Microwave, Oven/Range</b>	SPRINKLER <b>Auto, Pressurized Irrigation</b>
DOCS ON FILE <b>CC&amp;Rs, Property Disclosure</b>	FEATURE <b>Freestanding, Pantry, Refrigerator,</b>	SYSTEM
FENCING TYPE <b>Wood</b>	S <b>Washer, Dryer, Water Softener Own,</b>	STRUCTUR <b>Bath-Master, Covered Patio/Deck,</b>
FIREPLACE <b>One, Gas</b>	LAND USE <b>Single</b>	E <b>Guest Room, Split Bedroom, Den</b>
GARAGE TYPE <b>Attached</b>	LIST <b>Excl Right to Sell</b>	FEATURES <b>/Office, Formal Dining, Family Room,</b>
HEATING <b>Forced Air, Gas</b>	CLASS	<b>Great Room, Rec/Bonus, Dual Vanities,</b>
	LOT <b>Fenced Fully, Garden Space, Sidewalks,</b>	TERMS <b>Carpet, Walk in Closet</b>
	FEATURE <b>Public Road, Cul-De-Sac</b>	<b>Cash, Conventional, Fed. Housing</b>
	S	Admin.
		WATER <b>City Service</b>

**FINANCIALS** **SOLD INFORMATION**

Financing Remarks	Land Lse? <b>/Yr</b>
Assoc Setup/Trnsfr <b>\$ 300</b> Rent/Mo.	Frac. Own? <b>%</b>
Association Fees <b>\$169.00 Quarterly</b>	REO/B.O.? <b>No Short No</b> Close Date
Tax Year <b>2021</b> Taxes <b>\$2,758.32</b>	Auction? <b>No HUD Ow... No</b> Sold Price
Parcel # <b>R5241260730</b>	In Foreclosure? <b>No</b> How Sold
	Close Contrib. <b>/</b>
	Pend Date
	Sold \$/SqFt