

98889031 \$1,600,000 MLS # Price Class Residential Status New

Type Single Family w/ Acreage # Beds 3 Kuna - 1100 # Baths 3.5 Area

Address 1285 W Wild Sheep Ln Level Sngl w/UBR

> Apx SqFt 4330 Public Records, Ag Garage/Carport 7 Meridian, ID 83642 For Sale

REMARKS

Unique opportunity to own a 10-acre property in Ada County with no HOA and no CCRs! This property can be a private retreat with a perfect horse setup, or is a convenient location for running a home-based business, or even potentially could be developed into multiple properties - there are many possibilities! This property features: • 3,526 sq ft home built in 2000 • Single level with an additional 36'x13' upstairs rec room • Open floor plan with vaulted ceilings, huge bedrooms and new LVP throughout • Floor-to-ceiling river rock fireplace • wrap-around porch • Large covered patio with hot tub • Detached shop with 2 40' RV bays and 16'x21' guest suite • 2nd 48'x48' detached shop with huge concrete parking slab • barn with tack room, hitching posts and hay storage • sand riding arena • 2 fully irrigated pastures • a chicken coop and more. All with expansive mountain views and stunning sunset vistas. Come see for yourself! mountain views and stunning sunset vistas. Come see for yourself!

<-Click To See Open 0 Agent Open House: **House info -Live Stream** Client Count: 0

AGENT REMARKS
Please text or call owner, Paula, at 208-695-1257 to schedule a showing. 1-hour notice required, please.
Square footage includes the 3,526 sf of the main home, plus 336 sf guest suite in detached shop and 468 sf of upstairs bonus room accessible in attached garage. Please see Property Information in Docs tab for lots of great property details.

GENERAL	Confidential: This view	y may only be distributed to I	MIS members. Any viola	ition subje	ct to a \$500) fine.				
Listing Date	Confidential: This view may only be distributed to IMLS members. Any violation subject to a \$500 fine. E 9/7/2023 List Agent - Phn Olivia Cook - Cell: 208-891-3298 /									
Expiration Date	12/31/2023	List Office - Cook & Com	-891-3298	3	/					
DOM / CDOM	0 / 0	Owner/Main/Alt. Paula Barth	elmess	/ 208-695	5-1257	/				
Year Built	2000	Co-List Agent			L	_evel	Size			
Age	21 - 30 Years	Team:			Living					
Lot Size	700 IRR X 764	Tenants Name			Dining					
# Acres	10.000	Agent Email olivia@cooka	ndcompanyrealty.com		Family					
Land Size	10 - 19.9 Acres	Co-Op Agt %2.50	Variable Rate?	Yes	Great Rm I	Main	30x25			
School District	Kuna School District #3	Original Price \$1,600,000	Short Sale Rate		Kitchen I	Main	15x13			
Grade School	Silver Trail	Prc/SqFt \$369.52	Sell Agt to	No	Master I	Main	30x18			
Jr High	Fremont	# Beds - Main 3	Apx Above Grade Fin	3994	Bed 2	Main	18x14			
Sr High	Kuna	# Beds - Upper 0	Apx Above Grade Unfin	0	Bed 3	Main	18x14			
County	Ada	# Beds - Below 0	Apx Below Grade Fin	0	Bed 4					
Subdivision	0 Not Applicable	# Baths - Main 3.5	Apx Below Grade Unfin	0	Bed 5					
Builder		# Baths - Upper 0.0	Apx Fin SQFT	3994	Bonus t	Jpper	36x13			
Listing Service	Full Service	# Baths - Below 0.0	Apx Unfin SQFT	0	Entry					
Est. Comp Date	e	Flood Ins Req? No	Detached Add'L		Den					
Virtual Tour	1	Water Deliv?	Dwelling Total Apx SOFT:	336	Eating I	Main	15x10			
Showing	Appointment Only	Water Shares?	Home Owner Exempt?	Yes	Rec Rm					
Occupied By	Owner	Mineral Rights? Unknown	Improvement District?		Office I	Main	16x14			
		Irrig Dist?/Name Yes New	York Irigation	110	Other					
Includes Hot tub, kitchen & garage refrigerators, central vac equipment, log bench						Main	13x10			
Directions S on Meridian Rd, W on Columbia, S LInder, about .6 mi & East on Wild Sheep Lane						18x48				
	Legal See Exhibit A in Docs tab.									
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FEATURES	Printed/Emailed By	: 20808	3 Olivia Cook		
CONSTRUCTION	Frame, Hardi Type Siding	INCLUDED	Breakfast Bar, Dishwasher, Disposal,	SEWER	Septic
COOLING	Central Air	KITCHEN	Microwave, Oven/Range Freestanding,	SPRINKLER	Auto, Drip, Full, Pressurized Irrigation,
DOCS ON FILE	Easement, Property Disclosure,	FEATURE	Pantry, Refrigerator, Other, Island,	SYSTEM	Irrigation
	Lengthy Legal Description	S	Countertop-Granite, Countertop-Tile	STRUCTUR	Bath-Master, Bed-Master Main Level,
FIREPLACE	Two, Gas	LAND USE	Single	E	Central Vacuum & Equip, Covered
GARAGE TYPE	Attached, Other, RV	LIST	Excl Right to Sell	FEATURES	Patio/Deck, Split Bedroom, Den/Office
HEATING	Forced Air, Gas	CLASS			, Great Room, Rec/Bonus, Dual Vanities
		LOT	Barn, Corral, Dog Run, Garden Space,		, Walk in Closet
		FEATURE	Horses, Irrigation Available, R.V.	TERMS	Cash, Conventional
		S	Parking, View, Storage Shed, Private	WATER	Individual Well
			Road, Easement, Chickens, Cul-De-Sac,	WATER	Gas, Tank
				HEATER	

FINANCIALS SOLD INFORMATION

Financing Remarks Land Lse? No /Yr Frac. Own? No % Assoc Setup/Trnsfr \$ 0 Rent/Mo.

No Close Date Pend Date REO/B.O.? No Short Association Fees \$0.00 **Not Applicable** Sold Price Sold \$/SqFt HUD Ow... No How Sold Tax Year **2022** Taxes \$5,111.18 Auction? No

In Foreclosure? No Parcel # **\$1312325900** Close Contrib.

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