



MLS # **98854128** Price **\$528,000**
 Class **Residential** Status **Pending**
 Type **Single Family** # Beds **4**
 Area **Boise W-Garden City - 0650** # Baths **2.5**
 Address **4348 N Nystrom Way** Level **Tri-Level**
 Unit # **Boise, ID 83713** Apx SqFt **2366** **Public Records**
 Garage/Carport **3 /** **For Sale**

REMARKS
 **New: 30k in price reductions AND a 15k Buyer's credit being offered! Use these funds for: Interest rate buy down, closing costs, or updates to the home. Come see how authentic architecture has been impressively mixed with modern sophistication in this West Boise home. Corner lot with abundant windows and large yard. Inside, a formal living room with lots of light + 2nd large living area with rock fireplace. Dining area off the beautifully renovated kitchen (2019). 3 generous sized bedrooms upstairs with laundry room, and one bedroom/office with closet and updated 1/2 bath downstairs (2020). Side yard with large gate can accommodate RV parking, also perfect for a garden or storage shed. New windows, sliding doors and flooring in 2020. Exterior siding, paint & garage doors done in 2021. Combes Park neighborhood has a community park and tennis courts, with very low HOA dues.

AGENT REMARKS
 Home is vacant and staged. Go and show! A list of all updates to the home can be found in the Docs tab. A recent bid for renovation of the upstairs bathrooms has been done, and price adjusted for compensation. LA will provide bid to an interested buyer. Please text/call LA with any questions. Thanks for showing.

Agent **197** Open House: **<-Click To See Open House info -Live Stream**
 Client Count: **48**

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

Listing Date	8/5/2022	List Agent - Phn	Alyssa Havens - Main: 208-484-0418	/
Expiration Date	2/2/2023	List Office -	Cook & Company Realty - Main: 208-891-3298	/
DOM / CDOM	53 / 53	Owner/Main/Alt.	Thomasina Floyd	/
Year Built	1978	Co-List Agent		Level
Age	31 - 50 Years	Team:		Size
Lot Size	irr X irr	Tenants Name		Living Main 15x18
# Acres	0.220	Agent Email	alyssa@cookandcompanyrealty.com	Dining
Land Size	Standard Lot 6000-9999 SF	Co-Op Agt	%2.50	Family Main 18x23
School District	West Ada School District	Original Price	\$558,800	Great Rm
Grade School	Frontier	Prc/SqFt	\$223.16	Kitchen Main 12x15
Jr High	Lowell Scott Middle	# Beds - Main	1	Master Upper 13x17
Sr High	Centennial	# Beds - Upper	3	Bed 2 Upper 12x14
County	Ada	# Beds - Below	0	Bed 3 Upper 13x10
Subdivision	Combes Park	# Baths - Main	0.5	Bed 4 Main 9x9
Builder		# Baths - Upper	2.0	Bed 5
Listing Service	Full Service	# Baths - Below	0.0	Bonus
Est. Comp Date		Flood Ins Req?	No	Entry
Virtual Tour	Branded / Unbranded	Water Deliv?	Yes	Den
Showing	Call or Text First/Use Lock Box	Water Shares?		Eating
Occupied By	Vacant	Mineral Rights?	Unknown	Rec Rm
		Irrig Dist?/Name	No	Office
				Other
Includes	Refrigerator			Utility Upper 7x6
Excludes	Washer/Dryer, all staging furniture and decor.			Garage
Directions	Cloverdale North of Ustick / E. Combes Park / S. Nystrom			Shop
Legal	Lot 1 Block 5 Combes Park No. 1 Sub # 94018589			Zoning City of ...

FEATURES	Printed/Emailed By: 20808 Olivia Cook
CONSTRUCTION	Frame, Foundation - Crawl Space
COOLING	Central Air
DOCS ON FILE	Property Disclosure, Lead Based Paint Discl
FENCING TYPE	Block/Brick/Stone, Metal
FIREPLACE	One
GARAGE TYPE	Attached
HEATING	Forced Air, Gas
INCLUDED	Dishwasher, Disposal, Oven/Range Freestanding, Island
KITCHEN	
FEATURES	Single
LAND USE	Excl Right to Sell
LIST CLASS	Fenced Fully, Garden Space, Irrigation Available, R.V. Parking, Sidewalks, Corner Lot, Finished Driveway
LOT	
FEATURES	Composition Shingle
ROOF	
SEWER	Yes Connected
SPRINKLER	Auto, Pressurized Irrigation
SYSTEM	
STRUCTURE	Bath-Master, Guest Room, Hardwood, Den/Office, Family Room, Renovated, Carpet
FEATURES	
TERMS	Cash, Conventional, Fed. Housing Admin., Veterans Admin
WATER	City Service

FINANCIALS **SOLD INFORMATION**

Financing Remarks		Land Lse?	/Yr
Assoc Setup/Trnsfr	\$ 50 Rent/Mo.	Frac. Own?	No %
Association Fees	\$100.00 Annual	REO/B.O.?	No Short No
Tax Year	2021 Taxes \$2,531.20	Auction?	No HUD Ow... No
Parcel #	R1526200205	In Foreclosure?	No
		Close Date	10/25/2022
		Sold Price	
		How Sold	
		Close Contrib.	/
		Pend Date	9/27/2022
		Sold \$/SqFt	