



MLS # **98851901** Price **\$529,900**  
 Class **Residential** Status **Pending**  
 Type **Single Family** # Beds **3**  
 Area **Eagle - 0900** # Baths **2.0**  
 Address **5591 W Durning Dr.** Level **Single**  
 Unit # **Eagle, ID 83616** Apx SqFt **1572** **Public Records**  
 Garage/Carport **3 /** **For Sale**

**REMARKS**  
 \*\* New: Price improvement AND a \$5,000 buyer's incentive. These funds can be used towards closing costs or an interest rate buy down\*\* This ready to be lived in Eagle home is located in The Preserve, a beautiful community with pool, parks, walking paths, waterfalls and private fishing ponds. 3 bedrooms AND an office/rec room. Vaulted ceilings in living area and master, master walk in closet, and split bedroom design. NEW: interior paint, lighting fixtures, LVP flooring, carpet and water heater. Landscape was just professionally redone with new sod, sprinklers, and rock. The drive through 3rd bay garage door leads to an expansive 20' x 10' concrete slab, perfect for a trailer or boat. Large covered back patio. 8' x 10' backyard shed has heat shield and roof vented skylight. Garage is fully insulated, painted & plumbed for sink. No rear neighbors. Close to North Star Charter and Galileo STEM schools.

**AGENT REMARKS**  
 Seller is related to agent. Vacant & staged, so please show anytime. Feel free to call or text LA with any questions. Area behind home is a small neighborhood of 56 homes and 8 common areas being built, called Moss Creek. No access from Highway 44 will be created.

Agent **309** Open House: **<-Click To See Open House info -Live Stream**  
 Client Count: **99**

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

Listing Date	<b>7/19/2022</b>	List Agent - Phn	<b>Alyssa Havens - Main: 208-484-0418</b>	/
Expiration Date	<b>12/20/2022</b>	List Office -	<b>Cook &amp; Company Realty - Main: 208-891-3298</b>	/
DOM / CDOM	<b>71 / 71</b>	Owner/Main/Alt.	<b>David C Havens</b>	/
Year Built	<b>2012</b>	Co-List Agent		Level
Age	<b>6 - 10 Years</b>	Team:		Size
Lot Size	<b>irreg. X irreg.</b>	Tenants Name		Living
# Acres	<b>0.180</b>	Agent Email	<b>alyssa@cookandcompanyrealty.com</b>	Dining
Land Size	<b>Standard Lot 6000-9999 SF</b>	Co-Op Agt	<b>%2.50</b>	Family
School District	<b>West Ada School District</b>	Original Price	<b>\$548,900</b>	Great Rm
Grade School	<b>Eagle</b>	Prc/SqFt	<b>\$337.09</b>	Kitchen
Jr High	<b>Star</b>	# Beds - Main	<b>3</b>	Master
Sr High	<b>Eagle</b>	# Beds - Upper	<b>0</b>	Bed 2
County	<b>Ada</b>	# Beds - Below	<b>0</b>	Bed 3
Subdivision	<b>The Preserve</b>	# Baths - Main	<b>2.0</b>	Bed 4
Builder	<b>Coleman/ Toll Brothers</b>	# Baths - Upper	<b>0.0</b>	Bed 5
Listing Service	<b>Full Service</b>	# Baths - Below	<b>0.0</b>	Bonus
Est. Comp Date		Flood Ins Req?	<b>No</b>	Entry
Virtual Tour	<b>Branded / Unbranded</b>	Water Deliv?	<b>Yes</b>	Main
Showing	<b>Lock box</b>	Water Shares?		Den
Occupied By	<b>Vacant</b>	Mineral Rights?	<b>Unknown</b>	Eating
		Irrig Dist?/Name	<b>Yes Middleton</b>	Rec Rm
Includes	<b>Storage shed. Refrigerator is optional-however-freezer does not work.</b>	Improvement District?	<b>No</b>	Office
Excludes	<b>Washer and Dryer in garage.</b>			Main
Directions	<b>W on State (Hwy44) N on Linder, W on Escalante, N on Golden Crown Way, S on Durning.</b>			12x10
Legal	<b>Lot 26 Blk 12 Eaglefield Estates Sub No 01</b>			Other
				Utility
				Garage
				Shop
				Zoning
				<b>19x19</b>
				<b>5x6</b>

<b>FEATURES</b>	<b>Printed/Emailed By: 20808 Olivia Cook</b>
CONSTRUCTION	<b>Frame, Stone, Hardi Type Siding</b>
COOLING	<b>Central Air</b>
DOCS ON FILE	<b>CC&amp;Rs, Property Disclosure</b>
FENCING TYPE	<b>Metal, Vinyl</b>
GARAGE TYPE	<b>Attached</b>
HEATING	<b>Forced Air, Gas</b>
INCLUDED	<b>Breakfast Bar, Dishwasher, Disposal, Microwave, Oven/Range</b>
KITCHEN	<b>Freestanding, Pantry, Island</b>
FEATURES	<b>Single</b>
LAND USE	<b>Excl Right to Sell</b>
LIST CLASS	<b>Fenced Fully, Garden Space, R.V. Parking, Sidewalks, Storage Shed, Public Road</b>
LOT	<b>Community</b>
FEATURES	<b>Composition Shingle, Architectural Style</b>
POOL/SPA	
ROOF	
SEWER	<b>Yes Connected</b>
SPRINKLE	<b>Auto, Full, Pressurized Irrigation</b>
R SYSTEM	
STRUCTUR	<b>Bath-Master, Bed-Master Main Level, Covered Patio/Deck, Split Bedroom, Den/Office, Great Room, Dual Vanities, Carpet, Walk in Closet, Vinyl/Laminate Flooring</b>
E	
FEATURES	
TERMS	<b>Cash, Conventional, Fed. Housing Admin., Veterans Admin</b>
WATER	<b>City Service</b>

<b>FINANCIALS</b>	<b>SOLD INFORMATION</b>
Financing Remarks	Land Lse? <b>No</b> /Yr
Assoc Setup/Trnsfr <b>\$ 800</b> Rent/Mo.	Frac. Own? <b>No</b> %
Association Fees <b>\$237.50</b> Quarterly	REO/B.O.? <b>No</b> Short <b>No</b> Close Date <b>10/12/2022</b> Pend Date <b>9/28/2022</b>
Tax Year <b>2021</b> Taxes <b>\$2,474.80</b>	Auction? <b>No</b> HUD Ow... <b>No</b> Sold Price
Parcel # <b>R2023721240</b>	In Foreclosure? <b>No</b> How Sold
	Close Contrib. /