



MLS # **98856449** Price **\$535,000**
 Class **Residential** Status **Pending**
 Type **Single Family** # Beds **4**
 Area **Nampa South (86) - 1260** # Baths **2.0**
 Address **11553 W Pram Dr.** Level **Single**
 Unit # **Nampa, ID 83686** Apx SqFt **2092** **Public Records**
 Garage/Carport **3 /** **For Sale**

REMARKS
 Why pay more for a new build!? This warm and inviting home is less than 2 years old and is filled with upgrades. Enjoy split bedroom design and open concept living at it's best. The spacious kitchen has grey washed cabinets, wood wrapped island with seating, gas cooktop/range, and beautiful white quartz countertops. Other upgrades include: large expanded master suite with walk-in tile shower, dual sinks and 2 closets. Corner fireplace, plantation shutters in main living area, fully enclosed laundry room with cabinets and a custom made mud-bench just outside the laundry room. The garage is expanded with a depth of 23', has built in shelving and a workbench. Enjoy the large backyard with 10'x10' storage shed, garden area, and a covered patio. The Carriage Hill North community has a pool, parks, and walking paths. Located very close to Lake Lowell and Red Hawk Golf Course. Come have a look at this one today, you'll be impressed!

AGENT REMARKS
 Please use Showing Time to schedule. For weekday showings, sellers prefer AFTER 3:30pm. For earlier, please request in ST with as much notice as possible. Owners need notice to situate their dog. For weekend showings, use showing time with 45 minute notice preferred. Sellers will try hard to accommodate all showings! Ok to text/call LA with any questions. Chickens on property are not in accordance with CCR's, and seller will leave or remove them per buyer preference.

Agent **26** Open House: **<-Click To See Open House info -Live Stream**
 Client Count: **4**

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

Listing Date	8/26/2022	List Agent - Phn	Alyssa Havens - Main: 208-484-0418	/
Expiration Date	3/1/2023	List Office -	Cook & Company Realty - Main: 208-891-3298	/
DOM / CDOM	4 / 4	Owner/Main/Alt.	Matt Foreman	/
Year Built	2020	Co-List Agent		Level
Age	1 -5 Years	Team:		Size
Lot Size	irr X irr	Tenants Name		Living
# Acres	0.219	Agent Email	alyssa@cookandcompanyrealty.com	Dining Main
Land Size	Standard Lot 6000-9999 SF	Co-Op Agt	%2.50	Family
School District	Nampa School District #131	Original Price	\$535,000	Variable Rate? Yes
Grade School	Owyhee	Prc/SqFt	\$255.74	Great Rm Main
Jr High	Lone Star	# Beds - Main	4	Short Sale Rate
Sr High	Nampa	# Beds - Upper	0	Sell Agt to No
County	Canyon	# Beds - Below	0	Apx Above Grade Fin 2092
Subdivision	Carriage Hill North	# Baths - Main	2.0	Apx Above Grade Unfin 0
Builder	Coleman Homes	# Baths - Upper	0.0	Apx Below Grade Fin 0
Listing Service	Full Service	# Baths - Below	0.0	Apx Below Grade Unfin 0
Est. Comp Date		Flood Ins Req?	No	Apx Fin SQFT 2092
Virtual Tour	Branded / Unbranded	Water Deliv?	Yes	Apx Unfin SQFT 0
Showing	Appointment Only	Water Shares?	No	Detached Add'L Dwelling Total Apx SQFT: 0
Occupied By	Owner	Mineral Rights?	No	Home Owner Exempt? Yes
				Improvement District? No
		Irrig Dist?/Name	Yes Nampa & Meridian	Bed 5 Main
Includes	Washer/Dryer, Kitchen refrigerator, garage shelving & workbench.			Bonus
Excludes	Sellers personal property, Garage refrigerator			Entry Main
Directions	From Middleton Rd & Iowa Ave, N Carriage Hill, W Orenco Way, W Pram			Den
Legal	31-3N-2W Nw Carriage Hollow Lt 22 Blk 1			Eating Main
				Rec Rm
				Office
				Other
				Utility Main
				Garage
				Shop
				Zoning RS8.5- ...

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

CONSTRUCTION	Frame, Hardi Type Siding	INCLUDED	Breakfast Bar, Dishwasher, Disposal,	SEWER	Yes Connected
COOLING	Central Air	KITCHEN	Microwave, Oven/Range Freestanding,	SPRINKLER	Auto, Pressurized Irrigation, Irrigation
DOCS ON FILE	CC&Rs, Property Disclosure	FEATURE	Pantry, Washer, Dryer, Island, Granit	SYSTEM	
FENCING TYPE	Vinyl	S	/Tile/Quartz Count	STRUCTUR	Bed-Master Main Level, Covered Patio
FIREPLACE	One, Gas	LAND USE	Single	E	/Deck, Split Bedroom, Formal Dining,
GARAGE TYPE	Attached	LIST	Excl Right to Sell	FEATURES	Great Room, Dual Vanities, Carpet,
HEATING	Forced Air	CLASS			Walk in Closet, Vinyl/Laminate
		LOT	Fenced Fully, Garden Space, Irrigation		Flooring
		FEATURE	Available, Sidewalks, Cul-De-Sac,	TERMS	Cash, Conventional, Fed. Housing
		S	Finished Driveway		Admin., Veterans Admin
		POOL/SPA	Community	WATER	City Service

FINANCIALS **SOLD INFORMATION**

Financing Remarks		Land Lse?	No	/Yr
Assoc Setup/Trnsfr	\$ 500	Frac. Own?	No	%
Association Fees	\$185.00 Quarterly	REO/B.O.?	No	Short No
Tax Year	2021	Auction?	No	HUD Ow... No
Taxes	\$3,005.38	In Foreclosure?	No	
Parcel #	32087920 0			
		Close Date	10/19/2022	Pend Date 8/30/2022
		Sold Price		Sold \$/SqFt
		How Sold		
		Close Contrib.	/	