

Amenities List

Shop 36x46

12 foot overhead door, concrete floor
220 Power, Separate panel
Insulated
450 sq ft Studio apartment with bathroom
And a kitchenette, ductless heat and a/c
Make it a Mother's in Laws Quarters or guest
Quarters or Your own personal office.
Stem wall foundation

Whole House Features

3483 Sq foot home, Built in 2013
3 bedrooms, 2.5 bathrooms
Separate Family room that could be a 4th bedroom
Views from Every Window in the Home
Natural rock tile entry
Floor to ceiling windows in the Great Room
Propane fireplace
Family Room with Built in Cabinets, shelves
And Entertainment center on Main Level
Huge Mud Room/Laundry Room with utility sink
And built in bench and coat closet
Beautiful iron and wood banister leading to the
Upstairs open loft
2 additional bedrooms with stunning views and
Walk in closets
Oversized 3 car garage with 10 ft tall doors 34x24
Covered Patio(22x16) to Enjoy the River Views

Gourmet Kitchen and Dining Area

Hardwood Flooring
2 islands, one with a breakfast bar
Granite counter tops
Full tile backsplash
2 gas burner ovens with a built-in hood
Stainless steel appliances, refrigerator, dishwasher
And Microwave
Pantry
An abundance of cabinets, soft close drawers
Under cabinet lighting
Above cabinet lighting

Exterior

10.5 Acres Private Setting
River Access from property
Bass and Catfish fishing hole
Hunting pheasant, geese, ducks & More
1 HP pump for irrigation, full sprinklers in yard
Amazing Views of the Guffey Reach
Private Driveway
BLM land around you to ride your horses
Possible Horse Ranch Property or Mini Farm
6 miles from the Murphy Airport, 2 tie-downs
50 Minutes to Downtown Boise
25 Minutes to Nampa

Misc Features and Upgrades

New Electric Heat Pump in 2024
Community Well with 2 other Homes
Own Septic System
Survey done in 2024
No HOA or CCR's
Cement Board siding on the exterior

Primary Suite

Main level bedroom with 12 ft ceilings
Scenic Views of the River
Dual vanity with granite counter tops
Tile flooring
Tile Shower
Soaker Tub
Walk in Closet