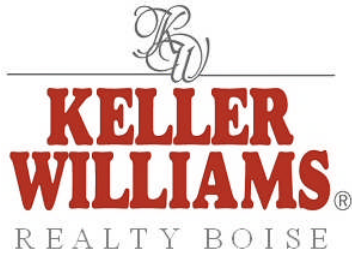


Country Living in Eagle



For 24 Hr.
Recorded Information
on this Property, Call:
1-800-431-0805 ID #1113
Or visit our website at:
www.BrechtProperties.com



3175 W. Homer Road, Eagle, ID

What a place to raise a family or just enjoy the country life! This spacious, energy efficient, low maintenance home on 4.8 acres will allow you to raise horses, farm animals and chickens. Grow your own vegetables in garden beds with drip irrigation and harvest fruit from your own orchard. Great opportunity if your children are into 4H. Views of the mountains and the Treasure Valley and close to the Eagle Foothill equestrian trails. Plenty of room for all of your outdoor activities in the spring, summer and fall; and a warm, cozy home for the winter. The best of country living, but convenient access to all that Treasure Valley has to offer. Also, no CC&Rs or HOA dues. Come and take a look. You won't want to leave!

- 5 Bedrooms, 2 Baths, 2 car garage
- 2,764 square feet home on 4.8 acres
- MLS #98396235

- See virtual tour at: www.tourfactory.com/498104
- **\$475,000 Asking Price**

"Your Satisfaction Defines Our Success"

BRECHT
PROPERTIES



George Brecht, MBA,
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Leigh Brecht, MBA
Cell: 514-9070



This information is deemed reliable but not guaranteed.



Get to Know Your Next Home

Interior Features: Large country living style kitchen with DuPont Corian and ceramic tile counter tops over custom built white bead board cabinets and chrome door hardware. Top quality Jenn-Air appliances and a Moen tall faucet with a deep cast iron Kohler sink make meal preparation a breeze. Newly refinished select oak hardwood floors flow into a large open style dining room with space for a sitting area near this hub of family activity. Big windows let in plenty of natural light and fresh air. A maintenance free Trex easy care deck is just a couple of steps out the door from this great kitchen. Entertaining for 20 to 30 people is no problem here!

The spacious daylight basement family room is cool in the summer and toasty in the winter with its Quadrafire wood pellet stove. Enjoy your home theater or game tables here year round. Large basement bedrooms with big windows and a dual sink bath downstairs are great for the kids or many visiting guests. The laundry and craft room is bigger than most kitchens! You must see this highly desirable and functional space.

Exterior Features: No need to paint! Vinyl Weather Shield windows, Peachtree insulated metal and fiberglass doors, vinyl siding, and composite lumber decks (3 of them) means you can spend more time enjoying this home and less time taking care of it. All of the landscaping is fully watered with Hunter, Orbit, and Rainbird underground sprinklers and drip irrigation systems. The four acres of grass hay pastures are fully irrigated with underground lines and riser style impact sprinklers. Water is plentiful from this property's generous water right and irrigation pond on the lower level of the contoured landscape. Store your equipment or secure your horses or animals in the 30'x 60' barn featuring an automatic water station, tack room, lights and power.

Property Features: Kids will love the Tree House (insulated, with lights and power) and the Playhouse (insulated with an operational sink). A fantastic garden bed, fenced to keep out the wild bunnies or your chickens, can produce all the vegetables your family can eat. A full drip irrigation system makes watering easy. 6 fruit trees (plum, apple, pear, cherry) are arranged for easy picking and privacy near the street. Nights are quiet and dark. Enjoy spring and fall chilly evening time around the fire pit in the back yard. The big, open back yard is great for entertaining, soccer, volleyball or just enjoying the large open spaces. Big, mature trees are strategically placed for maximum shade enjoyment. The flowerbeds are stuffed full of perennials that reward your care with continually changing colors and textures.

Value Features: 2 attic ventilation fans, a biofoam insulated garage roof, Suntunnel sky light in the master bath, multiple ceiling fans and compact fluorescent lights keep electricity bills surprisingly low for this large of a house. A built-in central vacuum system features a toe-kick port in the kitchen. There is also a garage port for easy car cleaning. This house has an amazing amount of indoor storage space, including 2 kitchen pantries, under stair storage, beautiful laundry/craft room cabinets, and a separate 150 square foot basement storage room. Also, enjoy crystal clear water from your own well. There is also invisible underground dog fence along the front. Great grass pasture for haying and/or pasturing your animals.