



PROPERTY FEATURES & IMPROVEMENTS

RESIDENCE & PROPERTY

- 3,460 SQ. FT. | 5 BEDROOMS | 4 BATHROOMS | 2 PRIMARY SUITES
- 2.55 FULLY FENCED ACRES WITH NO HOA OR CC&RS
- PRIVATELY SEPARATED SECONDARY LIVING QUARTERS WITH PRIVATE ENTRANCE, LIVING ROOM, SECOND PRIMARY SUITE AND SECONDARY KITCHEN
- EXPANSIVE 4-CAR/RV GARAGE WITH UPGRADED EPOXY FLOORING
- MORE THAN 100 TREES PLANTED THROUGHOUT THE PROPERTY WITH EXTENSIVE LANDSCAPING IMPROVEMENTS
- APPROXIMATELY 300 TONS OF ASPHALT ADDED, CREATING EXTENSIVE PAVED ACCESS THROUGHOUT THE PROPERTY
- CUSTOM SOLAR-POWERED DOUBLE ENTRY GATE WITH KEYPAD/REMOTE ACCESS, STONE COLUMNS AND AUTOMATIC EXIT SENSOR
- EXTENSIVE NEW 3-RAIL CEDAR, PASTURE, ARENA AND PRIVACY FENCING
- BOISE FOOTHILL AND SURROUNDING MOUNTAIN VIEWS
- RIDE-OUT ACCESS TO NEARBY PUBLIC LAND/KUNA BUTTE FOR HORSEBACK RIDING—NO TRAILERING REQUIRED



PROPERTY FEATURES & IMPROVEMENTS

EQUESTRIAN

- BRAND-NEW 36' X 72' PURPOSE-BUILT HORSE STABLE — APPROXIMATELY \$200K INVESTMENT
- FOUR MATTED INDOOR STALLS; THREE OPEN DIRECTLY TO INDIVIDUAL OUTDOOR RUNS
- SEPARATE FOURTH STALL PROVIDES FLEXIBILITY FOR A MARE/FOAL PAIR, SICK HORSE OR OTHER INDIVIDUAL HORSE-MANAGEMENT NEEDS
- HEATED/FREEZE-PROTECTED AUTOMATIC WATERERS
- INDOOR WASH RACK WITH DRAIN, PLUS DEDICATED STABLE POWER AND PLUMBING
- 9' X 11' TACK ROOM WITH UNIQUE 360° ROTATING TACK WALL AND SADDLE STORAGE
- 95' X 120' RIDING ARENA WITH SPRINKLER SYSTEM FOR DUST CONTROL
- DEDICATED ROUND PEN AND LARGE FENCED GRAZING PASTURE
- DETACHED HAY BARN/SHOP WITH ADDITIONAL TACK, GEAR AND EQUIPMENT STORAGE
- EXTENSIVE IMPROVEMENTS TO ARENA, PASTURE, IRRIGATION, GRADING AND EQUESTRIAN AREAS



PROPERTY FEATURES & IMPROVEMENTS

OUTDOOR LIVING

- POWERED LOUVERED PERGOLA WITH INTEGRATED LIGHTING AND SPA
- EXPANDED CONCRETE PATIO AND FIRE PIT GATHERING AREA
- EXTENSIVE LANDSCAPING, CONCRETE, GRADING, DRAINAGE AND AGGREGATE IMPROVEMENTS
- CUSTOM ENCLOSED CHICKEN COOP INTEGRATED INTO THE HAY BARN
- OUTDOOR LIVING SPACES OVERLOOKING THE ACREAGE, HORSE FACILITIES AND SURROUNDING VIEWS WALKING TOUR MAGAZINE

WATER, IRRIGATION & UTILITIES

- PRIVATE 280-FT WELL WITH REPORTED 50 GPM PRODUCTION
- WELL PUMP REPLACED IN 2022
- SELLERS CURRENTLY USE THE PRIVATE WELL TO IRRIGATE THE ENTIRE PROPERTY
- PROPERTY ALSO HAS IRRIGATION WATER RIGHTS THROUGH THE LOCAL IRRIGATION DISTRICT, PROVIDING AN ADDITIONAL IRRIGATION OPTION ON THE DISTRICT'S SCHEDULED DELIVERY
- THREE IRRIGATION HEADGATES ON THE PROPERTY
- TWO BIOTANK SEPTIC TANKS
- POWER AND WATER EXTENDED TO THE NEW STABLE