



842 E Winding Creek Drive, Eagle, ID 83616  
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## Features of 2676 N. Saddle Mountain Way

This single level home is 3,630 square feet and sits on a fully landscaped 1.8 acres that is fenced with 3 rail white vinyl, and in a highly desirable Eagle location that is just minutes from town. It is a west facing home with an east facing back yard and covered patio. The siding is Hardy Board cement siding with the covered patio, eaves and fascia having an aluminum baked enamel finish and therefore NEVER needs to be painted. The exterior of the home and RV garage were freshly painted in September with Sherwin Williams Lifetime Paint. The roof is shingled with a 50 year "Presidential Roof" that is just 7 years old. CCR's allow for 2 larger domestic animals (horses, cows, sheep) and 3 small pets. This home does have 2 horse stalls, a pasture area and sand arena.

Energy star certified for efficient heating and cooling as well as low utility costs, has 2x6 construction with added insulation for energy efficiency, R-50 completely filled in the attic and an R-30 insulated, vented crawl space. Crawl space is 3 foot allowing for easy maintenance access under the home. Natural gas, cable and United Water services connected to the home with a centralized, neighborhood sewer system of which just about half of the yearly HOA fees help maintain this sewer. If you pay your HOA's on time there is a slight discount in the fees.

4 oversized bedrooms with Hunter Douglas ceiling fans, light fixtures in every room along with walk-in closets containing California Closet organizers. All windows are Low-E and have Hunter slatted wood blinds. 2 Master bedrooms with walk in closets. Larger main master bath with two-headed, cultured marble shower along with jetted corner tub. The kitchen has lots of cupboard storage, 2 pantries and 2 islands making entertaining a snap! Huge laundry room with mud sink, and a complete bathroom with walk-in 4 foot shower conveniently located right off the garage entry.

Sleep soundly at night knowing you are protected with a built-in security system! Some of the electrical extras include Cat5 wiring, a built-in network-television cabling with central control box, electrical outlets in the eaves for Christmas lights and a Central Vac system. Comes with a Full house water softener based on water pressure using no electricity, whole house filtration, and a 4 stage RO system for perfectly filtered drinking water in the kitchen. Dual water heaters on opposite sides of the home for quick hot water anywhere in the home!

Outdoors:

The 1,300 square foot 3 car garage, is fully insulated and well lit. There are 2 pet doors allowing pets to transition between the home and the dog run; one access going into the utility room, and one going outside to the fully fenced dog run area. A Separate 900 square foot shop or RV garage for hobbies or toy storage is just outside of that. Complete with gray water dump station, a half bathroom, a side lawn garage door for easy mower access, and 220 volt hookup. This is also sided with Hardy Board cement siding, wood trims, and the roof extends on the North side which houses the hay storage area with west facing garage door, and two gated horse stalls complete with black mat and a heated drinking water system for the horses. The stalls are 12x14 in size. This leads to the horse pasture area and all of this is both hot wired, and fenced with 3 rail white vinyl fencing.

If you like to Garden, it is ready to go with multiple raised garden beds to include an independent watering system for each bed. This area is fenced off. Pressurized irrigation is provided by the homeowners association.

Schools: (West Ada Meridian School District)

Galileo Math and Science School

North Star Public Charter School

Eagle Elementary

Eagle Middle School

Eagle High School