

# CENTURY 21<sup>®</sup>

## Eagle Rock



Presenting:

2484 Star Lane

Emmett, ID 83617

3 Bedrooms | 2 Baths | 2236 Square Feet | 5.217 Acres

\$599,900



## Features of 2484 Star Lane in Emmett

Lots of things have been replaced or added as this was meant to be the sellers retirement home. Some of these were meticulously implemented and are of great value!

- Wrap around porch – 1400 square foot with footings, 4x4 posts and 2x12 runners, SOLID!
- New roof, fascia, and gutter in 2020
- New heat pump and air conditioner in 2018
- New carpet and laminate flooring in 2019
- New irrigation well pump in 2020
- New 18ft irrigation well in 2019 pumps out 70-100 gpm.
- 3 new, covered 65-gallon potable water storage tanks
- New water heater in 2017
- Plumbing converted to PEX in 2014
- Culligan water softener added in 2011, is guaranteed for life.
- Iron water filtration added in 2011
- Wheel line constructed with torque tube and a mover
- Has a metal roofed carport structure
- Wiring – Kitchen on its own circuit.
- 3 outbuildings with power
- Shop with 220v
- Fruit & Nut trees, large garden area
- 4 acres of prime alfalfa
- Ag exemption = Tax savings!



## Features Pg. 2

Lovely home is very clean, well maintained, & has great square footage that can be used in multiple ways. The back space, or bonus room, currently used as a “family and sitting room”, could easily be turned into another bedroom or guest suite with its own entry and a walk-in closet. Sliding glass doors walk out to another separate deck and could therefore serve as a separate entrance if desired. Spacious home has an abundant amount of storage with a unique built-in drawer storage and hutch feature in the hallway, an oversized utility room with a closet, and...what use to be a sliding door pantry storage in the kitchen, has had the doors removed and drawers and shelves built in.

Outside, there are 4 additional buildings, 3 are wired separately. One is used as garage and storage, one as his wood and hobby shop which has 220v, one currently in storage but use to be bunny hutches, and a 2-stall loafing shed that is being used as hay storage. Plenty of space for RV parking, toy parking, and/or additional guest parking under the carport. Could easily be made back into a horse property!

While preserving the views of the mountains and morning sun rises to the East, they have added trees around the property for shade and privacy which are now mature. Caragana shields the property from the front road. Unique Catalpa trees, an apricot tree, a Black Walnut tree produces walnuts every other year, and a Virginia Creeper was planted around the deck that provides a lush screen and turns a beautiful red color in the fall. She also has beautiful flowers at the entry and a vegetable garden behind the garage

This property does have ditch rights that they pay for but do not utilize as the 2 wells provide plenty of water. The alfalfa field will have its 3<sup>rd</sup> cutting in 2 weeks and is spoken for, but seller believes you could get another cutting yet this year. On average they get 5-6 tons of hay per cutting, which provides a nice little side income and a 30% tax advantage by having an ag exemption on property taxes. They do have a contact they will share with the new owner, that cuts and stacks the hay for them.

This serene country acreage is out enough to feel private and rural but is really only 3 miles out of town! As such, it has of course, no HOA fees or CCR's! So, bring your animals, your toys, your hobbies or whatever moves you! You could utilize Highway 16 to take you up to Eagle and Boise within 20 and 40 minutes. Or go the opposite direction to Middleton/I84 in just 20/30 minutes. Either way! Great opportunity here!

Please feel free to call us with any questions or inquiries.

## Utility Estimates

- Power High: \$290 Low: \$100
- Gas None
- Sewer/Water None, Individual Well and Septic
- Trash None, Free to dump at JAC dump in Emmett, through your taxes
- HOA Fees None