

**CENTURY 21**

FINE HOMES  
& ESTATES.

Eagle Rock



**Presenting:**

3625 Clifton Way

Nampa, ID 83686

4 Bedrooms | 2.5 Baths | 2435 Square Feet | .52 Acres

\$684,900



## Features of 3625 Clifton Way

- Meticulously Maintained, Clean and Turn Key Home
- New Trane HVAC System in 2009~gas
- -With Humidifier and Electronic Air Cleaner
- Kinetico Soft Water Filtration
- New Water Heater in 2012~gas
- New Aluminum Cover & Pergola in 2019~\$14,000
- All New Entry, Driveway & Patio Concrete in 2019~\$32,000
- 31x23 Shop with AC, Pull Down Storage, 2 Slate Commercial Pizza Ovens
- Shop is freshly painted and has storage cabinets
- 18x24 (approx) Shed with Concrete Floor
- New, Fully Fenced in Vinyl, with Double Gated RV Pad in 2022~\$26,000
- Christmas Light Outlet in the Eve, 24" Eves
- New Sprinklers, 10 Stations in 2021~\$8500
- Comes with Washer & Dryer
- Dining Room Buffet and Hutch Included
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## Full Remodel in 2009~\$225,000

### Kitchen-

- New LG Dishwasher~2023~\$1000
- Microwave Drawer
- Built In Coffee Maker
- Bosch Wall Oven Duo, side opening~2019~ \$5000
- DCS Fisher Paykel Gas Cooktop & Grill
- Commercial Hood
- Granite Countertops
- Island with Prep Sink
- Spice Drawer
- Under Cabinet Lighting
- Soft Close Cabinets
- 70/30 SS Sink w/Touch Faucet
- -Sink Accessories: Slider Board, Wine Glass Rack
- Walk In Pantry

Gorgeous Walnut Hardwood Flooring

Family Room has Surround Sound, Gas Fireplace, Automatic Blinds.

Formal Dining Room w/Built In Hutch -has switch for lights  
Skylights have Automatic Blinds on Switch

Formal Living Room has Natural Light from Window Wall  
Beautiful Tiffany Glass Double Entry Doors & Patio Door

3 Bedrooms & Office or 4 Bedrooms

Master Bedroom has Walk Out to Back Yard, Walk In Closet

Ensuite has Dual Vanities, Granite Countertop, Walk In Shower

2 Additional Large Bedrooms Have Built In Closets

Notes:

Controller for Skylight Blinds is in the master bath linen closet.

Outdoor plants include Laurel Hedges, Lilacs, Boxwood.

Community Water fee is \$740 a year and is unlimited. No Hoa Fees or Board but the water board will try to enforce CCR's when needed, but in general it's an easy sub and everyone gets along well!