

CENTURY 21

FINE HOMES
& ESTATES®

Eagle Rock



Presenting:

3285 N Shadow Hills Dr

Eagle, ID 83616

4 Bedrooms | 3.5 Baths | 3083 Square Feet | 4.66 Acres



Features of 3285 N Shadow Hills Drive

- Meticulously Maintained, Updated, Clean and Turnkey Home
- Superior Eagle Location, at Quiet, End of Cul-de-Sac
- Rancher with Great Room, Formal Dining and Office
- Main Level Living
- Guest Suite with Private Entrance
- Fully Fenced, Equestrian Property
- Self-Sustaining, Farm to Table Lifestyle
- 72 Solar Panels for Low Energy Bills April
– Generates about \$4000-5000 of power per year \$0, December-March ~\$300
- Water Rights - \$1000 per year
- No HOA Fees or CCR's
- Charging Station in Garage for Electric Cars
- Plenty of Room for RV Parking
- Views of Foothills & Bogus Basin
- Business Opportunity – Horse Boarding \$600/horse/month
- 10 Minute Drive to Foothills & Trails for Riding
- 3 miles to Downtown Eagle



The Home

- Extensive Updating Throughout
- Custom Cabinets with New Farm Sink
- All New SS Kitchenaid Appliances, Includes a Double Wall Oven
- New Quartz Countertops
- Spacious Storage Island, Bake Center
- Walk in Pantry with Barn Door
- Large Utility Room with Utility Sink
- Water Softener
- All Flooring and Sub Flooring has been Replaced
- Engineered Hardwood Flooring
- All New Windows and Patio Doors
- All New Sinks, Faucets, & Toilets
- Pretty Primary Retreat with Walk in Closet
- Spacious Guest Suite with Private Entrance
- Handicap Accessibility – Toilets/Grab Bars, & Zero Entry Shower
- Downstairs - 2 Bed/1 Bath with Bonus or 3 Bed/1 Bath
- Downstairs Cold Storage Area
- Large Closets
- Central Vac Plumbed
- Stamped concrete Patio
- Separate Fenced Off Back Yard
- Extra Wide, True 2 Car Garage with Charging Station
- Washer & Dryer Capability in the Garage
- New Roof 2014, New Siding 2015



The Land, A Horse Lover's Dream!

- Pasture Produces 3-4 Tons of Hay-Watered by Irrigation Sprinklers
- 36x42 Hay Storage Barn
- 2 stall MD barn with 12x 8 tac room PLUS 12x16 feed room
 - with Power & Plumbing -yet to be hooked up
- Additional 12 x 8 tac shed close to the wash rack
- Dry Pens, Wood Pens
- Storage Shed
- Frost Free Hydrants/Water Faucets
- Horse Riding Arena
- Watered by Pressurized Irrigation
- The Private Well has a 3 Horsepower Variable Drive Pump
- Raised Garden Beds for Veggies
- Fruit Orchard: Cherries, Apricots, Peaches, Apples, Pears, Nectarines, & Plums.
- Grapes, Raspberries, Blackberries
- Chicken Coops for Fresh Eggs
- Huge Shade Trees and Beautiful Landscaping
- Currently has Chickens, Turkeys and Ducks (Not Included)
- Dirt Roads Throughout the Property for Easy Accessibility
- Budding Tree Lined Pond Area -fill & stock it with fish! Use for Paddleboarding & Swimming!
- Fully Fenced Perimeter with Some Electric Fencing