

## Welcome to 8150 S Locust Grove Road, in Meridian, Idaho

Set along one of Meridian's most coveted corridors, this exceptional RUT-zoned estate offers a rare blend of privacy, panoramic views, and forward-thinking design. Here, wide-open skies meet sophisticated, well thought out custom design—where agricultural roots, modern technology, and long-term flexibility coexist seamlessly. Whether envisioning multi-generational living, executive entertaining, or a private retreat with room to grow, this property is designed to adapt, perform, and appreciate over time. The absence of HOA restrictions, paired with reduced taxes through an agricultural exemption, elevates both freedom and value—creating an opportunity that is as strategic as it is striking.

### **Location & Land Advantage**

- Prime Meridian location with commanding, million-dollar views all around
- Rare **RUT zoning**, offering exceptional future use potential
- **Agricultural tax exemption** in place for lower property taxes
- **No HOA**, allowing full ownership autonomy

### **Architectural & Interior Highlights**

- 2 bedrooms with Jack-n-Jill set up
- Dedicated office or optional fourth bedroom with closet
- Discreet hidden door leading to expansive basement storage-the safe will stay with full price offer
- Central vacuum system for effortless upkeep
- LVP Flooring
- Wood burning insert in LR is from Canada, very high end

## **Kitchen/ Dining/ Living**

- Elevated Leathered Granite island anchoring the kitchen as a true gathering space
- New Bosch dishwasher in 2024
- Conduction range with Pot Filler and an in wall oven/micro combo
- The wall across from island is wired for a TV so you can watch cooking shows while preparing
- Under counter lighting
- Walk in pantry
- Living room has a tray ceiling and that cozy wood burning insert -from Canada-it can really heat the entire area
- Remote controlled chargeable blinds. These windows are all wired for power blinds

## **Flexible Bonus Spaces**

- Upper-level bonus room offering the option to convert an existing half bath into a full bath
- A mini wet bar could become a mini kitchenette, along with a balcony access—this is an ideal space for guest quarters, extended living, game nights etc!
- Windows are wired for electric blinds
- 1” Slate pool table will be included with full price offer

## **Technology & Smart Living**

- Fully integrated whole home and patio, with a Vivent smart-home system, managing security, cameras, irrigation, dual thermostats, and garage doors
- Motorized chargeable blinds in place, but windows are wired for future connectivity in living dining and bonus room. Hub is in bedroom closet

- Whole-home and patio is wired for speakers. Hub is in Pantry
- Cat-6 connectivity throughout the residence. Hub is in the pantry
- Smart Features are App controlled.

### **Water, Mechanical & Infrastructure**

- Water softening and filtration system
- Private well drilled an additional 100 feet for enhanced reliability; pressure last verified at 60 PSI. Water is pristine, like artesian! See well report.
- Blown in insulation, excellent at blocking any exterior noise as well!
- Dual zone HVAC, Bonus Room is on its own zone
- Recently upgraded high-end roof ridge caps (less than a year old)

### **Garage, Shop, RV & Storage Capabilities**

- Attached oversized 2 car garage and a pull-through RV bay garage with wood-burning stove, utility sink, built-in speakers, and a mounted TV (included)
- Central Vac system with car cleaning parts
- Two RV spaces, one with a pad, with full hookups with water, sewer, and power
- Remaining three-row wood fencing stored in shop conveys with the property (approx. \$7,000 value) along with power gates behind the shop

### **Outdoor Living & Grounds**

- Full, automatic sprinklers and drip irrigation system serving all trees and shrubs
- Gazebo on the patio for shaded entertaining and relaxed outdoor living
- Interior back yard is fully fenced for your pets
- Irrigation water rights-have to call to order it