

CENTURY 21

**FINE HOMES
& ESTATES.**

Eagle Rock



Presenting:

593 W Watersford Drive

Eagle, ID 83616

5 Bedrooms | 5.5 Baths | 5264 Square Feet | .40 Acre

Custom Built Tuscan Villa by Paradigm

Located in The Shores



Summary of 593 W Watersford Drive

- **Authentic Tuscan Villa Built in 2006 by Paradigm**
- **The Shores, a premier heavily forested location in Eagle, ID with lots of paths and access to the greenbelt**
- **5264 sq. ft., 5 Total Bedrooms, 5.5 Total Baths**
- **3 Car Extended Garage w/Workbench and Storage Lockers**
- **Climate-controlled Garage**
- **Two Stories with a Third Story Tower-perfect for watching July 4th fireworks**
- **Water Softener, Dual Zoned HVAC**
- **Central Vacuum with Equipment**
- **Alder Doors, Built-ins and Trim Throughout**
- **Hunter Douglas Shades and Drapes Throughout**
- **Black Walnut Hardwood Flooring Throughout**
- **Tall Ceilings & Rough-Hewn Beams Throughout**
- **Beautiful Custom Wrought Iron Work Throughout**
- **Fully automated Elevator with Granite Floor and Alder Paneling**
- **Slab Granite Countertops**
- **Built-in Subzero Refrigerator; Wolf Gas Range, Wall Oven, Microwave; and Pot Filler**
- **3 Wet Bars**
- **Bonus Room Complete with \$10,000 Entertainment System (See Below)**
- **Large Laundry with Deep Sink, Exterior Door, Lots of Sunlight**
- **Master Bedroom on Main Floor**
- **Jetted Soaker Tub, 5 Head Shower**
- **Library and Dining Room opens to Courtyard**



- **Two Juliette Balconies**
- **2 Old World Water Fountains**
- **4 Outdoor Entertaining Areas, including Walled Courtyard with String Lights and Speakers**
- **Home Speaker System Throughout**
- **2 BBQ Gas Lines, 1 in the Courtyard and 1 on the East Patio**
- **Irrigated Pressurized Automated Sprinkler System**
- **Fully Fenced Backyard with Coded Gates**
- **Community Tennis Court, In Ground Pool and Clubhouse**
- **Community Stocked Fishing Ponds and Water Features Throughout**

Entertainment System

- **7 Foot 4K Sony Display**
- **Built-in 7.1 surround sound system**
- **4K Sony Streaming Device**
- **3D Blu-Ray Player**
- **Onkyo Receiver**
- **Programmable remote**

Utility Estimates

- **Power** **High: \$628.95 Low: \$150.00**
- **Gas** **High: \$227.16 Low: \$40.00**
- **Sewer/Water** **\$36 monthly**
- **Trash** **\$75.72 qrtrly – sellers have an extra garbage container**
- **HOA Fees** **\$263 monthly**
- **Cleaning and Lawn Maintenance will vary by services and providers.**

