



MLS # **98737088** Price **\$435,000**  
 Class **Residential** Status **New**  
 Type **Single Family** # Beds **4**  
 Area **Boise W-Garden City - 0650** # Baths **2.5**  
 Address **13273 W W Meadowdale Dr** Level **2 Story**  
 Unit # **Boise, ID 83713** Apx SqFt **2969** **Public Records**  
 Garage/Carport **3** **For Sale**

**REMARKS**  
 This one has it all, rooms for everyone, total remodel with all the right stuff, walk or ride to The Village or the Greenbelt. 1 Block to city park and Elementary, 4 to Middle school & under 1 mile to high school. Find a kitchen great room with soaring ceilings, completely redone in 2016, Cabinetry, slab granite, lighting and common area hardwoods. Fireplace too. Decked out main level master with free standing soaker, walk in shower and separate vanities. Great location, Great Space, Great Condition! Shed!

**AGENT REMARKS**  
 No Showings till Sat. 8am. Seller has already ordered Title. If writing an offer please complete all required documents. All RE21 submitted must include: Contingent upon SIRVA Relocation LLC being able to deliver good and marketable title to the property. Contingent upon Buyer signing SIRVA Relocation LLC's Rider to Sales Agreement, Addenda and Releases (collectively "Addenda") to be made part of and attached to this Agreement. Special Financing Incentive available on this property from SIRVA Mortgage.

Agent Count: **30** Open House: [<Click To See Open House](#)  
 Client Count: **14** [Schedule a Showing](#)

**GENERAL** **Confidential: This view may only be distributed to IMLS members. Any violation subject up to a \$500 fine.**

Listing Date	<b>7/12/2019</b>	List Agent - Phn	<b>Erica S Carr - Voice: 208-284-8897</b>	Fax:	<b>208-258-8613</b>
Expiration Date	<b>10/12/2019</b>	List Office - Phn	<b>Silvercreek Realty Group - Main: 208-377-0422</b>	Fax:	<b>208-377-1187</b>
DOM / CDOM	<b>0 / 0</b>	Owner/Main/Alt.	<b>CLA</b>		
Year Built	<b>2000</b>	Co-List Agent	<b>Mike A Carr - Voice: 208-284-9905</b>	Level	Size
Age	<b>11 - 20 Years</b>	Team:		Living	
Lot Size	<b>irr X irr</b>	Tenants Name		Dining	<b>Main 10x13</b>
# Acres	<b>0.190</b>	Agent Email	<b>ericacarr@boiserelocation.com</b>	Family	
Land Size	<b>Standard Lot 6000-9999 SF</b>	Co-Op Agt	<b>%3.00</b>	Variable Rate?	<b>No</b>
School District	<b>West Ada School District</b>	Original Price	<b>\$435,000</b>	Short Sale Rate	
Grade School	<b>Pioneer</b>	Prc/SqFt	<b>\$146.51</b>	Sell Agt to	<b>No</b>
Jr High	<b>Lowell Scott Middle</b>	# Beds - Main	<b>1</b>	Apx Above Grade Fin	<b>2969</b>
Sr High	<b>Centennial</b>	# Beds - Upper	<b>3</b>	Apx Above Grade Unfin	<b>0</b>
County	<b>Ada</b>	# Beds - Below	<b>0</b>	Apx Below Grade Fin	<b>0</b>
Subdivision	<b>Westchester Place</b>	# Baths - Main	<b>1.5</b>	Apx Below Grade Unfin	<b>0</b>
Builder	<b>Jayo</b>	# Baths - Upper	<b>1.0</b>	Apx Fin SQFT	<b>2969</b>
Listing Service	<b>Full Service</b>	# Baths - Below	<b>0.0</b>	Apx Unfin SQFT	<b>0</b>
Est. Comp Date		Flood Ins Req?	<b>No</b>	Detached Add'L	
Virtual Tour	<b>Branded / Unbranded</b>	Water Deliv?	<b>Yes</b>	Dwelling Total Apx	<b>96</b>
Showing	<b>Lock box</b>	Water Shares?		Home Owner Exempt?	<b>Yes</b>
Occupied By	<b>Vacant</b>	Mineral Rights?	<b>No</b>	Improvement District?	<b>No</b>
		Irrig Dist?/Name	<b>Yes Settlers</b>		

Includes	<b>Bar stools, hot tub and fridge in the garage.</b>
Excludes	
Directions	<b>Ustick, N. Eagle Rd, E. Wainwright, N. Borrego Way, E. Meadowdale</b>
Legal	<b>Lot 11 Blk.14 Westchester Place Sub. #4</b>
Zoning	<b>R1C</b>

<b>FEATURES</b>	<b>Printed/Emailed By: 738 Mike A Carr</b>
CONSTRUCTION	<b>Brick, Frame, Hardi Type Siding, Foundation - Crawl Space</b>
COOLING	<b>Central Air</b>
DOCS ON FILE	<b>CC&amp;Rs, Property Disclosure, Other</b>
FIREPLACE	<b>Gas</b>
GARAGE TYPE	<b>Attached</b>
HEATING	<b>Forced Air, Gas</b>
INCLUDED	<b>Breakfast Bar, Dishwasher, Disposal, Double Oven, Microwave, Oven/Range</b>
KITCHEN	<b>Freestanding, Pantry, Island, Granite /Tile Counters</b>
LAND USE	<b>Single</b>
LIST CLASS	<b>Excl Right to Sell</b>
LOT	<b>Fenced Fully, Garden Space, Sidewalks, Storage Shed, Public Road</b>
FEATURES	<b>Composition Shingle</b>
ROOF	
SEWER	<b>Yes Connected</b>
SPRINKLER	<b>Auto, Full, Pressurized Irrigation, Irrigation</b>
SYSTEM	<b>Renovated</b>
STRUCTURE	
FEATURES	
TERMS	<b>Cash, Conventional, Fed. Housing Admin., Veterans Admin</b>
WATER	<b>City Service</b>

<b>FINANCIALS</b>	<b>SOLD INFORMATION</b>
Financing Remarks	Land Lse? <b>No</b> /Yr
Assoc Setup/Trnsfr <b>\$ 250</b> Rent/Mo.	Frac. Own? <b>No</b> %
Association Fees <b>\$369.00 Annual</b>	REO/B.O. <b>No</b> Short Sale? <b>No</b>
Tax Year <b>2018</b> Taxes <b>\$3,174.00</b>	Auction <b>No</b> HUD Own? <b>No</b>
Parcel # <b>R9318780210</b>	In Foreclosure? <b>No</b>
	Close Date
	Sold Price
	How Sold
	Close Contrib.
	Pend Date
	Sold \$/SqFt