



# 22962 SIGNATURE POINTE LN

*Wilder*

4 BEDROOMS + OFC | 2.5 BATHS | 2,516 SF | 1.02-ACRE LOT



## PROPERTY HIGHLIGHTS

### Interior & Garage

- Custom Lifetime Guarantee Renewal by Anderson Front & Back Patio Doors
- Custom Retractable Screens on Front & Back Patio Doors
- Custom Built-In Cabinetry w/Inner Illumination & Under Counter Lighting in Office
- 9' Ceilings with 10' & 10 1/2' Features Throughout House
- Custom Built-In Shelving Upgrade in Kitchen Pantry
- Quartz Countertops in Kitchen and Throughout House
- Denon Surround Sound System w/Great Room & Back Patio speaker tie-ins and Heos App Function Control
- Primary Suite, Dining Area, Great Room & Office Equipped w/Dimmable Lighting
- Soaker Tub & Tile Renovation in Primary Bath (March '23)
- Custom Bunk Beds in Guest Bedroom 1
- Guest Bathroom Full Remodel (March '23)
- All Bedrooms Equipped w/Blackout Shades
- Custom Upgraded Window Coverings Throughout House
- 50' RV Bay w/Custom Extra Heavy Duty Storage Shelving and Work Bench Area
- 50 amp Power Hookup in RV Bay
- Hydrawise Auto Irrigation System with WiFi-/Bluetooth-Enabled Control via App
- Extensive Custom Heavy Duty Storage Cabinetry
- Water Softener & Filtration System Including R02 Under Kitchen Island Sink w/Refrigerator Tie-In

### Exterior

- Lush, Meticulously Designed & Fully Auto-Irrigated Yard
- Custom Pergola-Covered Front Porch, Ideal for Morning Coffee
- Individual Well w/Irrigation Water Switchover
- 60' Depth Cul-De-Sac Runoff Drain
- Fully Engineered Concrete, Tiered Retaining Walls Along Side Yard/Hill (75' Length X 4' Height)
- State-of-the-art, complex aerobic septic system
- 250 SF Covered Back Patio Space Further Extended w/Custom Belgard Brand Pavers & Wood-Burning Fire Pit
- Custom Pergola w/3-Sided Shades
- Custom Cement Pad-Mounted Storage Shed
- Custom Cement-Pad Mounted, Uncle Simon's Brand Garden Boxes Plumbed w/Hydrawise Auto-Irrigation Tie-In
- Custom Double-Fountain Water Feature Plumbed w/Auto-Fill Capability via Hydrawise Irrigation System
- Located along the 4th Fairway of Award-Winning TimberStone Golf Course
- Full Roof Perimeter Trimlight Brand (The Original) Permanent Lighting w/App Control & 20,000-Hour/Lifetime Guarantees
- Ring doorbell camera + exterior access door sensor home security system currently third party-monitored by ADT
- End of Cul-De-Sac Privacy

### Neighborhood & Community

- No HOA!
- Minutes From Shopping, Restaurants & Entertainment in Town
- Minutes From Idaho's Premier Wine Country (Sunnyslope)
- Sitting Atop a Plateau Featuring the Highest Elevation Points in the Treasure Valley
- Panoramic Golf Course, Mountain & Sprawling Countryside Views
- Annual \$300 Irrigation Water Assessment

**BRIAN DELEHOY**

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SCAN TO VIEW PROPERTY WEBSITE

