



22225 AURA VISTA WAY

Caldwell

4 BEDROOMS + OFC & DEN | 3.5 BATHS | 2,588 SF | 0.79-ACRE LOT



PROPERTY HIGHLIGHTS

Interior

- Like-New, Lightly Lived-In 2022 Build
- Light & Bright Throughout with 9' Ceilings and 10' Tray Features
- Picture & Oversized Windows in Kitchen/Dining Area/Family Room Central Hub to Maximize Golf Course & Sunset Views
- Kitchen Features Generous Storage, Two Ovens + Built-In Microwave, Quartz Countertops, Soft-Close Cabinetry & Drawers and Butler's Pantry
- Readily Available Indoor/Outdoor Living & Entertainment Flow from Kitchen/Dining Area/Family Room Hub to Back Covered Patio
- Desirable Open Concept, Split Bedroom Layout Includes both a Spacious Primary Suite & Junior Suite
- Dedicated Office/Den with Walk-In Closet, Easily Flex to Additional Bedroom as Needed
- Sizeable Laundry Room Complete with Bonus Cabinet Storage & Sink
- Archway Details, Trimmed Doors & Windows

Garage & Exterior

- 1,425+ SF of Garage Space with 5-Car+ Capacity, Connected Double, Boat & RV Bay (42' Depth)
- Bonus Storage Shelving Upgrade at Rear of RV Bay
- Water Softener + Additional Water Filtration
- Bosch Tankless Water Heater
- Conditioned Crawl Space with Re-Circulation Fan
- WiFi-/Bluetooth-Connected HVAC, Irrigation, Garage Doors & Water Softener with Phone App Control Functionality
- Boat Bay Features 30 Amp Power Hookup
- RV Bay Features 50 Amp Power Hookup
- Nestled Alongside the 12th Fairway of Award-Winning TimberStone Golf Course
- West-Facing Covered Back Patio Ideally Positioned for Sunsets Year-Round
- Back Patio Cement Slab Expansion Upgrade
- Beautifully Landscaped, Maintained & Fully Auto-Irrigated Yard
- Complex Aerobic Septic System
- Plenty of Room for Pool or Other Backyard Oasis Expansion!

Neighborhood & Community

- Shared Community Water Well
- 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 Mountain & Sprawling Countryside Views
- HOA Dues \$500 Annually, Water Assessment \$75 Monthly

BRIAN DELEHOY

REALTOR®

208.869.0378

brian.delehoy@theagencyre.com

SCAN TO VIEW PROPERTY WEBSITE

