

# FEATURES

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1851 W. WOODVALLEY ST.  
EAGLE, ID

## OVERVIEW

- PRIVATE AND LUXURIOUS GROUNDS WITH MATURE LANDSCAPING
- SPACIOUS CHEF'S KITCHEN WITH BUTLER'S PANTRY
- COZY 3 SIDED-FIREPLACE
- CUSTOM CRAFTSMEN WOODWORK THROUGHOUT
- QUIET NEIGHBORHOOD WITH NO THROUGH TRAFFIC
- CLOSE PROXIMITY TO DOWNTOWN EAGLE, BIKE PATH, AND BOISE RIVER
- EXTENDED PATIO WITH CUSTOM FIRE PIT AND WATER FEATURE
- EXTRA LARGE 1,000 SQ\_FT GARAGE
- VERSATILE AND FUNCTIONAL FLOORPLAN FOR ENTERTAINING
- LAUNDRY ROOM WITH BUILT-IN IRONING BOARD

## ENTRY

- GRAND STAIRCASE
- VAULTED CEILINGS
- RICH MAPLE HARDWOOD FLOORING

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## GREAT ROOM

- CERAMIC TILE GAS FIREPLACE
- VAULTED CEILINGS
- EXTENDED WALL OF WINDOWS
- ABUNDANT NATURAL LIGHT THROUGHOUT

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## BUTLER'S PANTRY

- BUILT-IN CABINETRY WITH ILLUMINATED GLASS
- WINE REFRIGERATOR
- FULL GLASS TILE BACKSPLASH
- TRAVERTINE STONE COUNTERTOP

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## DINING AREA

- LARGE 3 PANE GLASS SLIDER TO PATIO AND BACKYARD
- OPEN TO KITCHEN AND BAR EATING AREA
- WALL OF WINDOWS TO OUTDOOR LIVING SPACE

## CHEF'S KITCHEN

- GRANITE SLAB COUNTERTOP
- LARGE, CUSTOM BUTCHER BLOCK ISLAND
- BEAUTIFUL BIRCH CABINETS
- TRAVERTINE STONE FLOORING
- 48" WOLF GAS RANGE WITH 6 BURNERS
- BOSCH DISHWASHER
- SUB-ZERO REFRIGERATOR
- 2 SINKS - PREP SINK WITH DISPOSAL
- BAR HEIGHT COUNTERS
- CUSTOM UNDER/OVER CABINET LIGHTING
- PASS THROUGH WALL OVER MAIN SINK TO BONUS ROOM

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**BUTLER**  
Real Estate

 **KELLER WILLIAMS REALTY BOISE** 

# 1851 W. WOODVALLEY ST.

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## MAIN LEVEL FAMILY ROOM

- COZY 3 SIDED FIREPLACE
- GLASS SLIDERS TO OUTDOOR PATIO, PERFECT FOR ENTERTAINING
- WALL OF WINDOWS LOOKING OVER OUTDOOR PATIO AREA
- BONUS ROOM/GAME ROOM FEATURING:
  - POOL TABLE
  - TV + PRE-WIRED STEREO SYSTEM
  - WALK-UP BUFFET COUNTERS

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## MAIN LEVEL MASTER SUITE

- DOUBLE DOOR GLASS ENTRANCE TO MASTER BATH
- DIRECT ACCESS TO PATIO + BACKYARD • LARGE WALK-IN CLOSET WITH BUILT IN SHELVES
- SPA LIKE MASTER BATHROOM FEATURING:
  - DUAL VANITIES
  - DUAL HEAD SHOWER
  - RAIN SHOWER
  - FREESTANDING SOAKER TUB

## THEATER ROOM

- OPTIONAL 5TH BEDROOM
- WIRED FOR SURROUND SOUND SYSTEM • ADDITIONAL CLOSET

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## SECOND MASTER SUITE

- TUCKED AWAY UPSTAIRS
- PRIVATE EN-SUITE BATHROOM
- LARGE WALK IN CLOSET

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## PATIO + OUTDOOR FEATURES

- EXPANSIVE COVERED PATIO WITH AMPLE SPACE FOR ENTERTAINING
- OUTDOOR LIVING SPACE INCLUDES TV
- OUTDOOR WET BAR WITH BUILT IN SINK AND MINI-FRIDGE
- BEAUTIFULLY MAINTAINED GROUNDS WITH WATER FEATURE
- BUILT IN GAS FIREPLACE + SEATING
- COMPLETELY PRIVATE GREEN SPACE AND MATURE TREES
- BUILT IN OUTDOOR SPEAKER SYSTEM
- FENCED VEGETABLE + FRUIT GARDEN
- BUILT IN PATIO MISTERS
- IN-GROUND TRAMPOLINE
- LARGE STORAGE SHED
- POTENTIAL FOR A SHOP - DRAFTED AND CITY APPROVED PLANS ARE AVAILABLE

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