

AMENITIES Upgrades

1512 E RIVERS END CT
EAGLE, ID 83616

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4451 

168  Pool House

INTERIOR FEATURES

- Main-level primary suite
- Oversized walk-in closets
- Large soaker tub & separate walk-in tiled shower
- Private entrance to patio, pool & hot tub area
- Heated towel rack in primary bath
- Recess lighting with dimmers in all rooms
- 2 Fireplaces
- Bonus/media room with built-in wet bar
- Main-level office
- Custom wood plantation shutters throughout
- Living room shutters stored in garage - easy reinstallation
- Walnut Hardwood floors throughout downstairs
- Carpets deep cleaned throughout (06/2025)
- Stairway step lighting
- Updated interior & exterior paint throughout
- Jack & Jill guest bathroom
- Built-in surround sound speakers
- Two decorative wall sconces installed at the office entry doors

GARAGE & STORAGE

- Finished 3-car garage
- Epoxy-coated floors
- Custom built-in cabinetry
- Additional shelving in pool supply/storage closet
- Recently serviced garage doors (fully operational, tuned, and maintained)

KITCHEN & APPLIANCES

- Porcelain countertops
- Large porcelain under-mount sink
- Raised island bar top
- NEW stainless steel dishwasher
- Built-in Bosch microwave
- GE Cafe Oven was recently refurbished and pilot light replaced
- Breakfast nook with French doors
- Extra-tall custom-built-in cabinets
- LED under-cabinet lighting
- 6-burner gas range & hood vent
- Pantry with motion-activated lighting

MECHANICAL & UTILITIES

- HVAC system- recently serviced (05/2025)
- Dual-zoned heating & cooling
- Rheem EverKleen water heater
- Central Vacuum system (Coltrin AirVac), refurbished with new attachments (visible in garage; ports throughout home)
- Water softener system installed and operational



Soraya Mejia & Sara Esfandiari

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TWIN PARTNERS REALTY

BOISE PREMIER REAL ESTATE

AMENITIES *Upgrades*

1215 E RIVERS END CT
EAGLE, ID 83616

OUTDOOR & POOL

- West-facing home on quiet cul-de-sac
- Private in-ground saltwater pool + In-ground hot tub
- Fully functional enclosed pool equipment station, including: Upgraded Pool heater, Filter and new pump system, Brand new salt cell chlorinator, New wireless control panels with mobile app
- Upgraded natural gas line to the house and to the pool (upgraded to 1") \$10k+
- Updated pool lighting & coping trim (06/2025)
- Stamped concrete patio with lounge & grill area
- Full utility with Heat/AC - Pool room w/bathroom and exterior shower
- Automated robotic pool cleaner included over 2k + warranty
- Irrigation system refurbished
- 3 large raised garden beds with watering system (fruits and veggies + herbs)
- Outdoor surround sound speakers
- Backyard was renovated with new landscaping and laurel hedge plants
- Landscape irrigation & drip lines
- Fenced pool area with wrought iron fencing

INCLUDED WITH SALE

- One set of washer & dryer (downstairs)
- Flat screen TV mount (living room)
- Media room mini fridge
- Custom-built garage shelving
- ADT home security system w/ sensors on windows and doors, + interior control panel (system only)
- Pool cleaning robot & equipment
- Six decorative outdoor flowerpots
- Three garden planters

COMMUNITY AMENITIES

- Private clubhouse with pool & spa
- Community fishing ponds & water features / walking & bike trails
- Boise River and Greenbelt access from within the neighborhood
- HOA includes irrigation water (community well)



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