

PROPERTY AMENITIES

2557 N Sky View Lane

Eagle, Idaho 83616

4 Bedrooms · 3 Baths · 1,920 Sq Ft · 5 Acres · 7,200 Sq Ft Warehouse · Income-Producing Cell Tower

GENERAL

- Original owners
- Custom 1,920 square foot home built in 2017
- No HOA/CC&R's
- Large, covered front porch
- Split-bedroom floor plan
- Quality 2x6 construction
- 4 Bedrooms + Flex finished garage bay
- 3 Full Baths
- Five level acres in north Eagle
- Private/secluded setting
- Domestic fire suppression system
- Under-eave outlets for holiday lights
- Composite roof and wood siding
- Outlet for generator
- Well – new controller and pressure tank
- Septic – pumped/inspected 09/2026

INTERIOR FEATURES

- Custom sliding barn doors with iron-forged hardware
- Window blinds and ceiling fans throughout
- Luxury vinyl floors in common areas
- Wall-to-wall carpet in bedrooms
- Soft-close cabinets and drawers
- Whole house water filtration system
- Butler's pantry with utility sink, counterspace, storage cabinets and durable vinyl floors
- Cat6 wiring in all rooms
- Retractable screen doors

GREAT ROOM

- Stately gas fireplace enclosed by handsome tile surround and wood mantel
- Wall of windows overlooking backyard views
- Built-in bookcases and cabinets
- Mounted television above fireplace
- Ceiling fan and light

KITCHEN

- White cabinetry with soft-close hardware
- Stainless appliances and farmhouse sink
- 5-burner gas range
- Instant hot water
- RO filtered water to refrigerator and sink

MASTER BEDROOM & BATH

- Master suite with door to patio and hot tub
- Prewired for cable, Cat6 and entertainment connections
- Walk-in closet / built-in shelves and cabinets
- Dual sinks, laminate countertop and framed mirrors
- Walk-in cultured marble shower
- Mirrored-door linen closet
- Wall-mounted cadet heater

ADDITIONAL BEDROOMS

- Two with shared hall bath and one en-suite. Mirrored wardrobe doors.
- Bedrooms prewired for cable, Cat6 and entertainment connections

GARAGE

- Attached insulated 3-car garage with finished heated and cooled 3rd bay that could be an office, gym, workshop
- Wall-mounted cadet heater and cabinetry
- Double washer/dryer hookups for gas or electric connections (Samsung washers and dryers are negotiable)
- LED lights

COVERED PATIO

- Hot tub with durable Trex decking and shaded pergola covering
- Expansive covered rear patio with lighting, speakers and fans
- Outdoor kitchen featuring grill, cooktop, sink, storage drawers and mini fridge
- Gas stub and power outlet for outdoor heater, stove, pizza oven or smoker

Presented by Silvercreek Realty Group

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WAREHOUSE

- 7,200 sq ft (60' x 120') commercial-grade warehouse on 6" concrete slab to support heavy use
- Man door and six 14x14 roll-up doors (one has electric opener and five are manual easy-open)
- Electrical outlets and zoned lighting throughout. All poles have power. Two electric panels with room for expansion.
- Plumbed for air compressor
- Exterior lighting, power outlets and motion-sensor security lights
- Two 400,000 BTU FAU heaters
- Premium insulation package
- Comfortable indoor climate and low-cost heating
- 1" water feed and 1-1/4" gas feed
- Roof drains with seepage beds

SITE FEATURES

- Automated pressurized sprinkler system with option to use irrigation or well water for the yard and garden beds. Controller on north exterior wall.
- Water rights through Farmers Union Canal. Underground piping is in place with irrigation retention pond on north side of Beacon Light.
- Manicured landscaping and over 100 meticulously maintained trees and shrubs
- Five domestic water yard hydrants
- Concrete raised garden beds and established grapes, raspberries, plus apple, persimmon, peach and pear trees
- Storage shed is negotiable
- Motion-sensor security lighting
- 12-ft access gates for animal or agricultural use
- Power conduits to arena
- 5 fully-fenced acres with two sets of security gates (gates to warehouse are power ready)
- Gravel drive
- Chicken coop or dog run
- Animal shelter, arena and pasture
- Diesel, Red Diesel and Unleaded gas tanks are rented through Valley Wide Cooperative – 500 gallons each
- 400 AMP transformers to house and warehouse
- Medium pressure gas supply to house and warehouse
- Oil pipe fence with no-climb wire for horses

CELL TOWER

- Passive income producing cell tower
- 50' x 50' cell yard with its own generator and separate service. Transformer for cell tower.
- Maintained and serviced by cell company one to two times a year
- \$2,500 per month with two users currently and guaranteed 3% increase per year
- Room for 2–3 more users. As users are added, income will increase.