

4684 N. Arches Way

MERIDIAN, IDAHO · 83646

PROPERTY TYPE
Single-Family Residence

3 + Office
BEDROOMS / OFFICE

3½
BATHROOMS

2,562
SQ. FT.

.21
ACRES

4-Car
GARAGE + RV BAY

INCLUDED UPGRADES & FEATURES

INTERIOR & FINISHES

- Engineered hardwood flooring throughout living areas
- Tile flooring in all bathrooms
- Custom cabinetry with soft-close throughout
- Family room — fabric vertical blinds included
- Primary bedroom — blackout top-down vertical blinds included
- Blinds installed in select rooms — all included in sale
- Living room built-in cabinetry & floating shelves flanking fireplace

PRIMARY SUITE

- Heated tile floors in master bath
- Free-standing soaking tub
- Gorgeous walk-in tile shower
- Dual vanities on opposite sides of bathroom
- Master closet connects directly to laundry room

STORAGE & LAUNDRY

- Guest bedrooms 2 & 3 each have private en-suite bathrooms
- Office with closet — tucked away for privacy
- Bathrooms 2 & 3 — double-door built-in storage closets
- Hanging bar in laundry room for clothing
- Multi-use fold-down wall table *Ideal for folding clothes or craft projects*

EXTERIOR & YARD

- Covered patio with gas hook-up
- Sewer cleanout access — compatible with trailer/RV dump connection
- Full auto & drip sprinkler system
- Two raised garden boxes
- Built in 2024 — Amyx Homes

KITCHEN

- Stainless steel Bosch appliances
- Large quartz island
- Double ovens
- Spacious walk-in pantry
- Built-in mini wine refrigerator
- Open great room & kitchen layout — ideal for entertaining

SYSTEMS & TECHNOLOGY

- Central vacuum system — plumbed *No equipment included; infrastructure in place for easy hookup*
- Smart home hub included — pre-wired & staying with home

GARAGE

- 4-car garage — includes 42' RV bay with 12x14 door
- 220V outlet in RV bay — ready for EV charging or RV hookup
- Utility sink
- Wood shelving installed
- Coat rack

NOT INCLUDED IN SALE

- Refrigerator
- Washer & Dryer