



# 22206 AURA VISTA WAY

*Caldwell*

4 BED + OFC & XL BONUS | 2.5 BATH | SINGLE-LEVEL; 2,889 SF  
2,000+ SF GARAGE W/DUAL 47'+ RV BAYS/SHOP | 0.70-ACRE LOT



## PROPERTY HIGHLIGHTS

### Garage Space & Exterior

- Jaw-Dropping Golf Course, Countryside & Mountain Views off Expansive 725 SF Covered Back Patio
- Positioned Adjacent to 13th Green & 14th Tee of Award-Winning TimberStone Golf Course
- Meticulously Maintained, Lush Landscaping Featuring Full Auto-Irrigation Coverage w/Water Feature at Main Entry
- 2,000+ SF Dream Garage Space: 6+ Vehicle Capacity Across Connected Double Bay + Dual 47'+ RV Bays/Shop w/8' X 8' Pull-Through Door & 30 Amp Hookup
- RV Bays/Shop Space Features Ceiling-Mounted, Gas-Connected Heater w/Wall-Mounted Thermostat Control
- Epoxy Sealed & Finished Garage Floors
- Premium Upgraded Garage LED Lighting
- Custom Shop Cabinets + Workbench Space & Utility Sink
- Premium Double-Sided Steel Core Garage Doors w/Double Bay Door Backup Battery Function
- Lerdian Dynamics-Brand Smart Hot Water Recirculation System w/Whole House Coverage & Optional Guest Wing Shutoff
- R-19 Blown-In Insulation in Garage Space (incl. RV Bays/Shop)
- Commercial Grade Water Softener & Whole-House Filtration
- Large Lighted Pull-Down Garage Attic Bonus Storage Space
- Singulair Bio-Kinetic Septic System

### Interior

- Soaring 10' Ceilings Throughout w/Vaulted Great Room & Back Patio + Coffered Ceiling Features in Entryway, Dining Area & Primary Suite
- Oasis Sliding Door at Great Room/Back Patio Entry/Exit
- Dual Primary Suite/Great Room Exit/Entry Door Access to Expansive Covered Back Patio
- Gorgeous Custom Soft-Close Wood Cabinetry Throughout (incl. Kitchen, Laundry & Office)
- Premium Counter & Flooring Finishes Throughout (incl. Granite/Quartz, Engineered Wood/Tile/Soft Pad Carpet w/Schluter Metal Edge)
- Kitchen Features incl. Large Island, Plentiful Storage & Large Hidden Walk-In Pantry
- Open Concept, Split Bedroom Layout; 4 Beds, Dedicated Office w/Walk-In Closet & XL Bonus Room
- Premium ecobee Thermostat w/Mobile Control Function
- Sizeable Laundry Room w/Sink, Generous Cabinet Storage/Hanging Rack/Counter Space & Room/Hookup for Additional Refrigerator/Freezer or Gun Safe
- Central Vac incl. Whole Home Single Retractable Hose Coverage & RV Bays/Shop Space Hookup
- Home Security System w/Mobile Control Function

### 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 Golf Course, Mountain & Countryside Views
- HOA Dues \$500 Annually, Water Assessment \$75 Monthly

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SCAN TO VIEW PROPERTY WEBSITE

