



MLS # **98917741**  
Class **Residential**  
Type **Single Family**  
Area **Boise South - 0500**  
Address **8052 W Thunder Mountain**  
Unit # **Boise, ID 83709-**

Price **\$729,900**  
Status **Sold**  
# Beds **4**  
# Baths **3.0**  
Level **Two Story**  
Apx SqFt **2726**  
Garage/Carport **3 /**  
Public Records **For Sale**

#### REMARKS

Experience breathtaking, unobstructed views of Boise and the Boise mountain range from this stunning home, featuring over \$150,000 in upgrades. A million-dollar view! Enjoy the elegance of beautiful oak floors, an eye-catching staircase, and a cozy linear gas fireplace. The main level includes a versatile bedroom/office, while the kitchen is equipped with high-end Bosch appliances, including an induction downdraft cooktop, making it a chef's dream. Step outside to a spacious patio with an inviting fire pit and room for a hot tub. The oversized garage accommodates more than three cars, including a pull-through third bay with a pad behind and 220V inside and out for your RV. Explore the charming garden area ready for you to make it your own, and store your tools and toys in two 10x6 Stor-Mor sheds. Come see this exceptional home in a neighborhood known for its friendly residents, and take in the spectacular views and luxurious upgrades firsthand. \*\*\*All major components have been updated for care-free living.

Agent Open House: **<-Click To See Open**  
Client Count: **House info -Live Stream**

#### AGENT REMARKS

Discrepancy between tax records sq. footage and home measurements. Previous owner has provided documentation supporting the additional sq footage not reflected in the tax records. Open Houses: Friday, July 19th and Saturday, July 20th - Check for times Please allow 48 hours for response time. Buyer to verify all info. Listing will go live by Friday, July 19th. Seller prefers Katie Ford at Alliance Title. Thank you for showing. Call Listing Agent with any questions.

#### GENERAL

Listing Date **7/17/2024**  
Expiration Date  
DOM / CDOM **11 / 11**  
Year Built **1988**  
Age **31 - 50 Years**  
Lot Size **irr** X **irr**  
# Acres **0.300**  
Land Size **10000 SF - .49 AC**  
School District **Boise School District #1**  
Grade School **Amity**  
Jr High **West Boise Jr**  
Sr High **Borah**  
County **Ada**  
Subdivision **Sunset Rim Sub**  
Builder  
Listing Service **Full Service**  
Est. Comp Date  
Virtual Tour **Branded / Unbranded**  
Showing **BrokerBay**  
Occupied By **Vacant**

**Confidential: This view may only be distributed to IMLS members. Any violation subject to a \$500 fine.**

List Agent - Phn **Rick Larsen - Cell: 208-866-3321** / Fax: **208-672-9111**  
List Office - **Keller Williams Realty Boise - Main: 208-672-9000** / Fax: **208-672-9111**  
Owner/Main/Alt. /  
Co-List Agent /

Team:  
Tenants Name  
Agent Email **rick@followrick.com**  
Seller Concession:  
Original Price **\$729,900**  
Prc/SqFt **\$267.75**  
# Beds - Main **1**  
# Beds - Upper **3**  
# Beds - Below **0**  
# Baths - Main **1.0**  
# Baths - Upper **2.0**  
# Baths - Below **0.0**  
Flood Ins Req? **No**  
Water Deliv? **No**  
Water Shares? **No**  
Mineral Rights? **No**

Irrig Dist?/Name **No**

Includes **Boshe Refrigerator, all window coverings, furniture on upper deck and sheds**  
Excludes **Staging items, sellers personal property & Washer and Dryer**  
Directions **From Overland, S Cole, W War Bonnett, N Maverick, W Thunder Mountain**  
Legal **Lot 11 Blk 5 Sunset Rim #4 Sub**

Level Size  
Living **Main 17x13**  
Dining **Main 14x11**  
Family **Main 22x17**  
Great Rm  
Kitchen **Main 13x13**  
Master **Upper 20x13**  
Bed 2 **Upper 14x11**  
Bed 3 **Upper 12x11**  
Bed 4 **Main 15x11**  
Bed 5  
Bonus  
Entry  
Den  
Eating **Main 11x10**  
Office  
Utility  
Garage **33X21**  
RV Garage  
RV Garage Door  
Shop  
Zoning  
Lot Rent \$

#### FEATURES

**Printed/Emailed By: 568599 Mir Tamim**

CONSTRUCTION **Frame, Stucco**  
COOLING **Central Air, Ductless/Mini Split**  
DOCS ON FILE **Property Disclosure**  
FIREPLACE **One, Gas, Insert**  
GARAGE TYPE **Attached**  
HEATING **Forced Air, Gas, Ductless/Mini Split**

INCLUDED **Breakfast Bar, Dishwasher, Disposal,**  
KITCHEN **Double Oven, Microwave, Oven/Range**  
FEATURE **Built-In, Pantry, Refrigerator,**  
S **Countertop-Quartz**  
LAND USE **Single**  
LIST **Excl Right to Sell**  
CLASS  
LOT **Garden Space, R.V. Parking, Sidewalks,**  
FEATURE **Waterfront, View, Storage Shed,**  
S **Finished Driveway**  
ROOF **Composition Shingle, Architectural**

SEWER **Yes Connected**  
SPRINKLER **Auto, Full**  
SYSTEM  
STRUCTURE **Bath-Master, Skylight, Den/Office,**  
FEATURES **Formal Dining, Great Room,**  
**Renovated, Dual Vanities, Walk in**  
**Closet**  
TERMS **Cash, Conventional, Fed. Housing**  
**Admin., ID Housing & Finance Agnc,**  
**Veterans Admin**  
WATER **City Service**

#### FINANCIALS

Financing Remarks  
Assoc Setup/Trnsfr **\$ 0** Rent/Mo  
Association Fees **\$0.00** **Not Applicable**  
Tax Year **2023** Taxes **\$3,068.00**  
Parcel # **R8222740180**

Land Lse? **No**  
Frac. **No** %  
REO/B.O. **No** Short  
Auction **No** HUD  
In Foreclosure? **No**

#### SOLD INFORMATION

/Y **Mir Tamim - Cell: 208-600-2682**  
**Silvercreek Realty Group - Main: 208-377-0422**  
Close Date **8/28/2024** Pend Date **7/29/2024**  
Sold Price **\$725,000** Sold \$/SqFt **\$265.96**  
How Sold **Conventional**  
Close Contrib. **\$10,000.0 / 0**

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