



MLS # **98936100** Asking Price **\$795,000**
 Class **Residential**
 Type **Single Family**
 Area **Boise South - 0500**
 Address **7217 W Coho Drive**
 Unit #
 City **Boise**
 Zip **83709**
 Status **Sold**
 # Beds **4**
 # Baths **3.5**
 Level **Two Story**
 Garage **3**
 Apx SqFt **3216**

ADDITIONAL Document... **D** Map: **M** Walk: **W** Mortgage Info: **%**

Open House: <-- Click For Open House Info

Virtual 1 2 3



GENERAL

Listing Date **2/14/2025**
 DOM **4**
 Year Built **2007**
 Age **11 - 20 Years**
 Lot Size **135 X 81**
 # Acres **0.210**
 Land Size **Standard Lot 6000-9999 SF**
 School District **Boise School District #1**
 Grade School **Hillcrest**
 Jr High **West Boise Jr**
 Sr High **Borah**
 County **Ada**
 Subdivision **Southfork Ada Co**
 Builder **Bigwood Homes**
 Est. Comp
 Assoc. Fees\$ **\$400.00**
 Assoc Freq **Annual**
 Assoc Setup **250 Type of Fee \$**
 Parcel # **R8048550290**
 Taxes: Yr/Amt **2024 \$3,409.00**

Prc/SqFt **\$244.71**
 # Beds - **1** Apx Above Grade Fin **3216**
 # Beds - Upper **3** Apx Above Grade Unfin **0**
 # Beds - Below **0** Apx Below Grade Fin **0**
 # Baths - Main **1.5** Apx BelowGrade Unfin **0**
 # Baths - **2.0** Apx Fin SQFT **3216**
 # Baths - **0.0** Apx Unfin SQFT **0**
 Flood Ins Req? **No** Detached Add'l **0**
 Water Deliv? **No** Dwelling Total Apx
 Water Shares? **No** Home Owner Exempt? **Yes**
 Irrigation Dist? **No** Improvment. District? **No**
 Irrig Dist Name

REMARKS

Nestled in the highly sought-after Southfork community, this isn't just a house, it's an experience. Just minutes from Boise's vibrant downtown, shopping, and dining, this home combines tranquility with convenience. From soaring ceilings to wall-to-wall windows, every inch of this home is designed to impress. The spacious great room with a cozy fireplace flows into the chef's kitchen, perfect for both entertaining and everyday living. The main-level master suite features a spa-like bathroom and private patio access. A versatile bonus room can serve as a second master, movie theater, or flex space. Step outside to your personal oasis: an in-ground pool, hot tub, expansive patio, and outdoor kitchen. With a formal dining room, office, and dedicated movie theater room, this home truly has it all. Don't miss out – schedule your tour today!

	Level	Size
Living		
Dining		
Family		
Great	Main	27x15
Kitchen	Main	14x15
Master	Main	20x13
Bed 2	Upper	11x11
Bed 3	Upper	13x11
Bed 4	Upper	12x11
Bed 5		
Bonus	Upper	29x12
Entry	Main	12x8
Den		
Eating	Main	4x11
Office		
Utility	Main	6x7
Garage	30x24	
RV Garage		
RV Garage Door		
Shop		
Lot Rent \$		

REO/Bank Owned? **No** In Foreclosure? **No** Short Sale? **No** Auction? **No** HUD Owned? **No**
 Legal **Lot 10 Blk 02 Southfork Sub NO 01**
 Includes **see included items and features list**
 Excludes **Seller's Personal Belongings, staging furniture and decor**
 Directions **From Victory, S Cole, E Stirrup, S Sunfish on Coho**

FEATURES

COOLING	Central Air	LAND USE	Single	SPRINKLERS	Auto, Full
FIREPLACE	Two, Gas	ZONING		SEWER	Yes Connected
GARAGE TYPE	Attached	POOL/SPA	Hot Tub/Spa, In-Ground	WATER	City Service
HEATING	Forced Air, Gas	ROOF	Composition Shingle	ACCESS	
CONSTRUCTION	Frame, Stone				
KITCHEN FEAT	Breakfast Bar, Dishwasher, Disposal, Microwave, Oven/Range Freestanding, Pantry, Island, Countertop-Granite				
LOT FEAT	Garden Space, Sidewalks				

GREEN CERTS:

STRUCTURE FEAT **Bath-Master, Bed-Master Main Level, Cable/Satellite TV, Covered Patio/Deck, Split Bedroom, Formal Dining, Family Room, Broadband Internet, Rec/Bonus, Dual Vanities**
 TERMS **Cash, Consider All, Conventional, Fed. Housing Admin., ID Housing & Finance Agnc, Veterans Admin**



Mir Tamim
tamimmirmd2014@gmail.com
208-600-2682
Silvercreek Realty Group
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