

RESIDENCE WITH DEVELOPMENT LAND

3505 S MAPLE GROVE

BOISE, ID 83709



FOR SALE



PROPERTY INFORMATION

ADDRESS	3505 S Maple Grove Rd Boise, ID 83709
PROPERTY TYPE	Single Family Development Land w/Existing Home
COUNTY	Ada
PARCEL SIZE	±2.27 Acres
HOME SF	±1,772
ZONING	R-1
PROPOSED ZONING	R-1B & R-2
PURCHASE PRICE	\$1,390,000

HIGHLIGHTS

- City of Boise recently lifted the sewer and water moratorium, creating a pathway for subdivision through the city
- Existing ±1,426 SF home with ±346 SF basement
- Sewer to the property, water line located approx. 700 ft away at Maple Grove & Middle Fork. The property is well positioned for a water line extension in conjunction with ACHD's planned widening of Maple Grove.
- Concept plan for an 8-lot subdivision through the city including the existing home, and a 5-lot subdivision through the county including the existing home and shop
- Walking distance to multiple parks and schools
- Easy access to I-84 via Overland Rd & Cole Rd
- Close proximity to grocery, medical, retail, and other amenities
- Home is occupied. Please do not disturb.

This information, while not guaranteed, is from sources we believe to be reliable. This data is subject to price change, corrections, errors, omissions, prior sale, and/or withdrawal.

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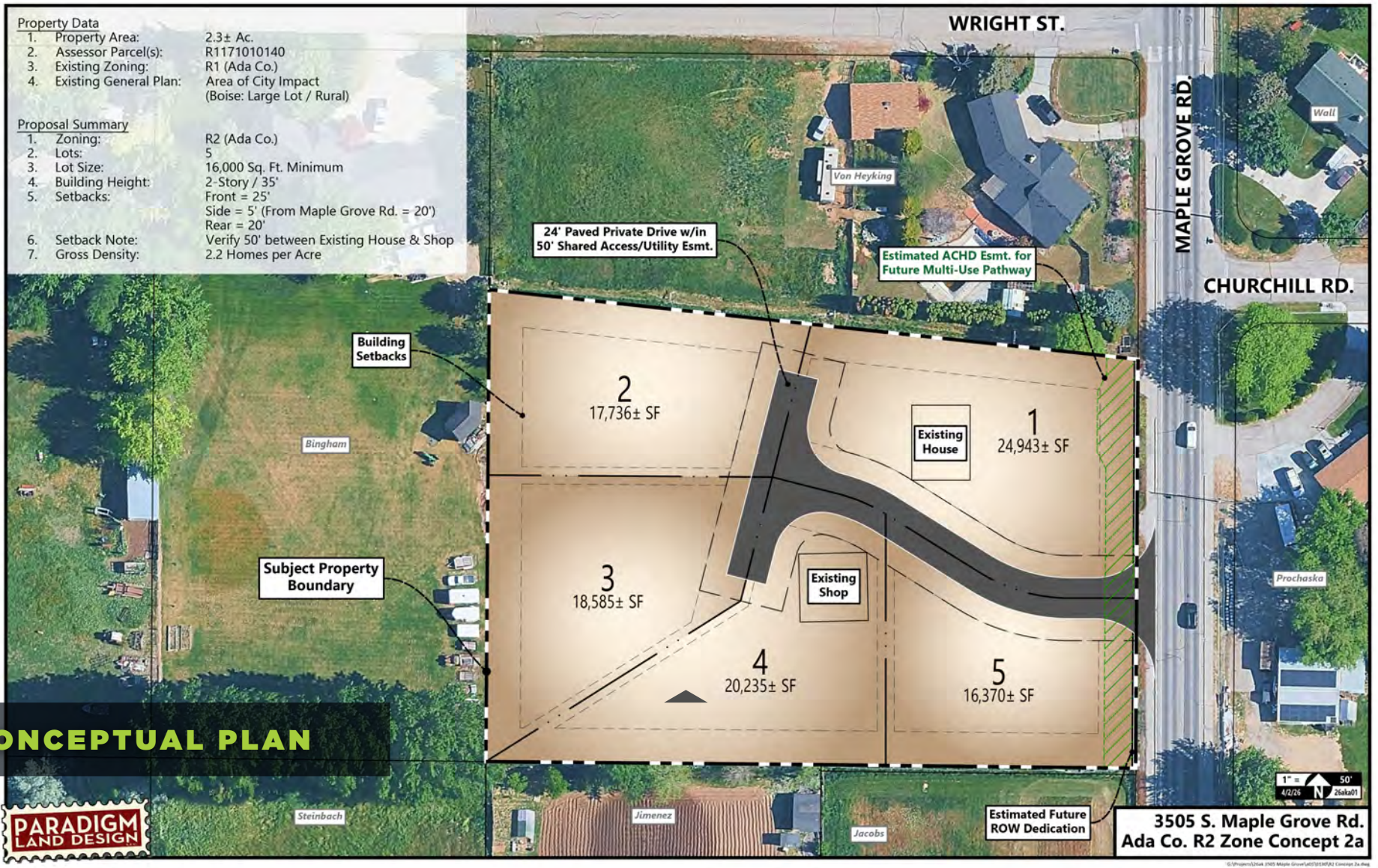
Property Data

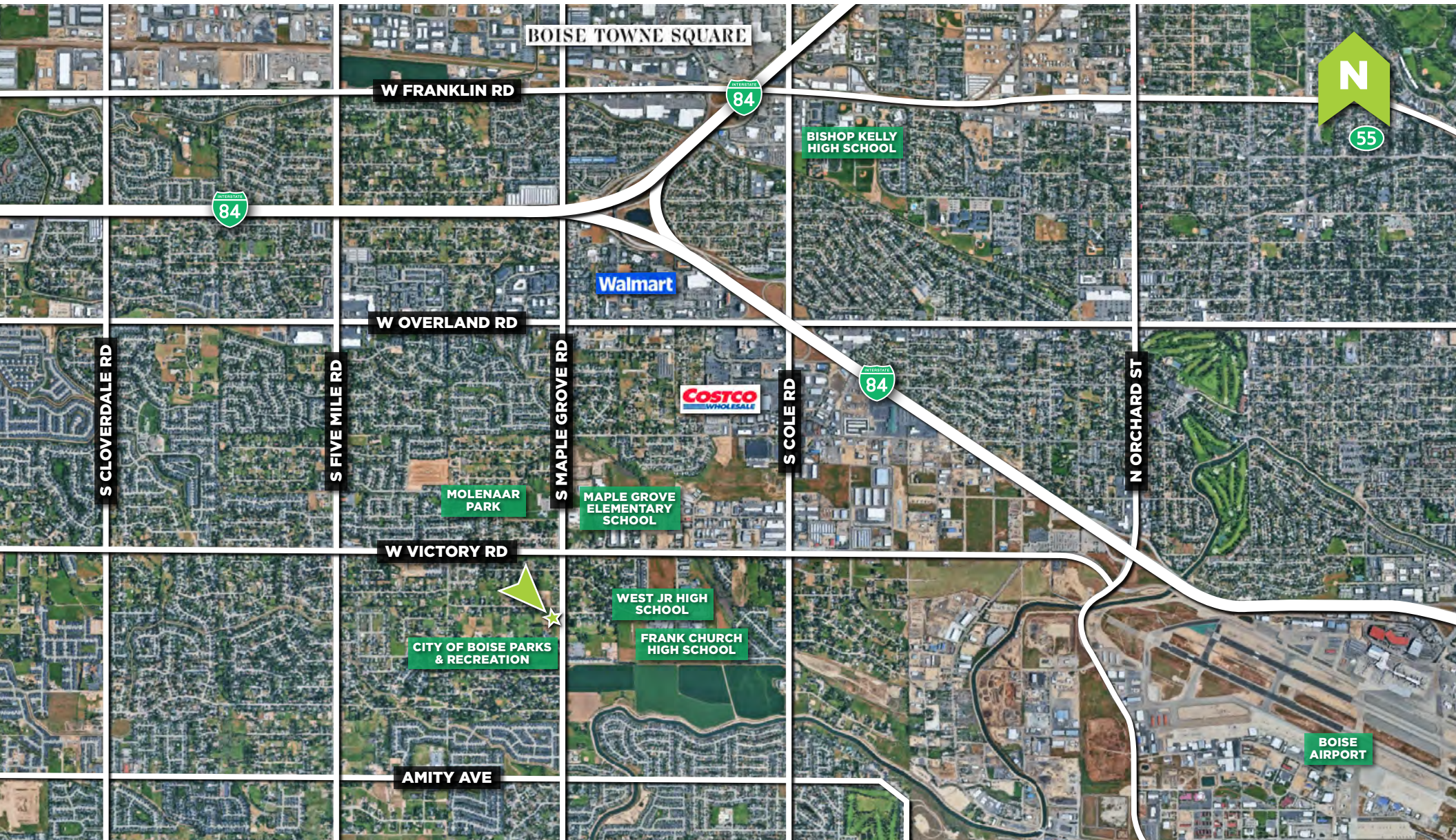
- 1. Property Area: 2.3± Ac.
- 2. Assessor Parcel(s): R1171010140
- 3. Existing Zoning: R1 (Ada Co.)
- 4. Future Land Use: Large Lot / Rural

Proposal Summary

- 1. Zoning: R1B (City of Boise; Annexation Req'd)
- 2. Lots: 8
- 3. Lot Size: 9,000 Sq. Ft. Minimum
- 4. Building Height: 2-Story / 35'
- 5. Setbacks: Front = 15' (Front-Facing Garage = 20')
Side = 10'
Rear = 20'
- 6. Gross Density: 3.5 Homes per Acre







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