



MLS # **98753951**  
 Class **Residential**  
 Type **Single Family**  
 Area **Meridian NE - 1020**  
 Address **2178 E Pathfinder Ct**  
 Unit #  
 City **Meridian**  
 Zip **83646**

Asking Price **\$609,900**  
 Status **Contingent Financial**  
 # Beds **4**  
 # Baths **2.5**  
 Level **2 Story**  
 Garage **3**  
 Apx SqFt **3752**

**ADDITIONAL PHOTOS** Documents: Map: Walk: Mortgage Info:



Open House: <-- Click For Open House Info

Virtual Tours: 1 2 3

### GENERAL

Listing Date **1/9/2020**  
 DOM **37**  
 Year Built **2006**  
 Age **11 - 20 Years**  
 Lot Size **Irr X Irr**  
 # Acres **0.234**  
 Land Size **10000 SF - .49 AC**  
 School District **West Ada School District**  
 Grade School **Discovery**  
 Jr High **Heritage Middle School**  
 Sr High **Rocky Mountain**  
 County **Ada**  
 Subdivision **Settlers Bridge**  
 Builder **J. Edward Homes**  
 Est. Comp Date  
 Assoc. Fees\$ **\$500.00**  
 Assoc Freq **Annual**  
 Assoc Setup **100 Type of Fee \$**  
 Parcel # **R7813850370**  
 Taxes: Yr/Amt **2019 \$4,535.00**  
 REO/Bank Owned? **No** In Foreclosure? **No** Short Sale? **No** Auction? **No** HUD Owned? **No**  
 Legal **LOT 01 BLK 17 SETTLEMENT BRIDGE SUB NO 02**  
 Includes **Custom kitchen cabinet-front refrigerator, Ring™ video doorbell.**  
 Excludes **All personal items.**  
 Directions **N Eagle Rd, W on McMillan, S on Schumann Ave, W on trail Blazer Dr to Pathfinder Ct, E to property.**

Prc/SqFt **\$162.55**  
 # Beds - Main **1** Apx Above Grade Fin **3752**  
 # 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 - Upper **1.0** Apx Fin SQFT **3752**  
 # Baths - Below **0.0** Apx Unfin SQFT **0**  
 Flood Ins Req? **No** Detached Add'l Dwelling **0**  
 Water Deliv? **No** Total Apx SQFT  
 Water Shares? **No** Home Owner Exempt? **Yes**  
 Irrigation Dist? **Yes** Improvment. District? **No**  
 Irrig Dist Name **SETTLERS IRR**

### REMARKS

Exquisite detail & fine finishes throughout. Beautiful custom home, exceptional layout/storage. Craftsmanship millwork from floor to ceiling. Solid Brazilian walnut hardwood floors. Custom coffered ceilings/trim. Expansive kitchen, entertainers delight...custom-made cabinets/features. Master on main feels like spa retreat; fireplace & heated master bath floors. Generous upstairs bonus area, 2 bedrooms & bath. Large exercise/dormitory room offers many opportunities. Words can't properly convey quality & charm!

	Level	Size
Living	Main	0x0
Dining	Main	0x0
Family	Main	0x0
Great		
Kitchen	Main	0x0
Master	Main	0x0
Bed 2	Upper	0x0
Bed 3	Upper	0x0
Bed 4	Upper	0x0
Bed 5		
Bonus	Upper	0x0
Entry		
Den	Main	0x0
Eating	Main	0x0
Rec Rm		
Office		
Other		
Utility	Main	0x0
Garage		
Shop		

### FEATURES

COOLING	Central Air	LAND USE	Single	SPRINKLERS	Auto, Drip
FIREPLACE	Two, Gas, Insert	ZONING		SEWER	Yes Connected
GARAGE TYPE	Attached	POOL/SPA	Community	WATER	City Service
HEATING	Electric, Forced Air, Gas	ROOF	Architectural Style	ACCESS	
CONSTRUCTION	Frame, Stone, Stucco, Hardi Type Siding, Foundation - Crawl Space				
KITCHEN FEAT	Breakfast Bar, Dishwasher, Disposal, Microwave, Oven/Range Built-In, Pantry, Refrigerator, Water Softener Own, Island, Granite/Tile Counters				
LOT FEAT	Fenced Part, Irrigation Available, Sidewalks, Public Road, Cul-De-Sac				

STRUCTURE FEAT **Alarm, Hardwood, Formal Dining, Great Room, Rec/Bonus, Tile Flooring, Carpet, Walk in Closet**

TERMS **Cash, Conventional**

**Kim Owens**  
**(208)608-3535**  
**Cook & Company Realty**  
 Today's Date: 05/05/2020

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