



MLS # **98311484** Asking Price **\$245,000**
 Class **Residential** Status **Active**
 Type **Single Family** # Beds **5**
 Area **Star - 0950** # Baths **3.5**
 Address **11793 Hidden Lake** Level **Single**
 City **Star** Garage **3**
 Zip **83669** Apx SqFt **2560** **For Sale**



REMARKS

Incredible Quality Home being Sold at Live Public Auction! Min Bid ONLY \$245,000 + 5% buyers premium. ONLY \$96 A SQ. FT.!!! Slab Granite kitchen counters, (3) stainless steel ovens (2) built in & 30" range! Beautiful lot backs up to fountain/pond. 10' ceiling in master, 9' throughout house. Beautiful hardwood floors in entry & kitchen. Jetted tub and oversized shower in Master with double sinks and huge vanity. Low E windows, CENTRAL VAC INSTALLED, QUALITY HOME! Was listed at \$400K MIN Bid \$245!!!

AGENT REMARKS

YES THIS IS FOR REAL - AUCTION AUGUST 1ST AT 6PM ON-SITE. Was listed at \$400K - Minimum BID TO BUY ONLY \$245K. A 5% buyers premium will be added to the final live bid amount to arrive at the total purchase price, due auction night as the non-refundable deposit- personal check acceptable. 30 days to close. This is a QUALITY HOME DON'T MISS THIS OPPORTUNITY! Garage floor painted, openers, very nicely landscaped- GO AND SEE TODAY! Please verify All.

GENERAL

Listing Date	6/22/2007	List Agent/Phn/Fax	Kent Corbett - (208) 888-9563	/	(208) 887-6560
Expiration Date	9/1/2007	List Office/Phn/Fax	Corbett Bottles Real Estate - Main (208) 377-5700	/	Fax(208) 377-0035
DOM	24	Owner/Bus./Home	Bedsole Custom homes Inc.	/	
Year Built	2006	Co-List Agent	MARK BOTTLES, BROKER - (208) 866-2222		<u>Level</u> <u>Size</u>
Age	New-Never Occupied	Tenants Name			Living
Lot Size	120 X 91	Agent Email	info@CorbettAuctions.com		Dining Main 12x11
# Acres	0.23	Co-Op Agent \$/%	% 2.00 Variable Rate? No		Family
Land Size	10000 SF - .49 AC	Selling Agt to Prsrnt?	Yes		Great Rm Main 21x16
School District	Meridian School District	Original Price	\$245,000		Kitchen Main 13x12
Grade School	Star	Prc/SqFt	95.70		Master Main 15x15
Jr High	Eagle Middle	# Beds - Main	5 Apx Above Grade Fin 2560		Bed 2 Main 12x12
Sr High	Eagle	# Beds - Upper	0 Apx Above Grade Unfin 0		Bed 3 Main 12x12
County	Ada	# Beds - Below	0 Apx Below Grade Fin 0		Bed 4 Main 12x12
Subdivision	Lakeshore Park	# Baths - Main	3.5 Apx BelowGrade Unfin 0		Bed 5 Main 11x10
Builder	Bedsole Custom Homes Inc.	# Baths - Upper	0.0 Apx Fin SQFT 2560		Bonus
Listing Service	Full Service	# Baths - Below	0.0 Apx Unfin SQFT 0		Entry Main 11x7
Est. Comp Date	10/4/2006	Flood Ins Req?	No Home Owner Exempt? No		Den
Virtual Tour		Water Deliv?	Yes Water Shares Avail? Yes		Eating
Showing	Lock Box	Irrigation Dist?	Yes Improvement. District? No		Rec Rm
Occupied By	Vacant	Irrig Dist Name	Middleton		Office
Includes					Other
Excludes					Utility
Directions	N of HWY 44 on Star Rd, W Floating Feather, N Meadowhills, W Streamview, N Waterbrook, E Hidden...				
Legal	LOT 7 BLOCK 10 LAKESHORE PARK SUB #1				
					Garage Shop

FEATURES

AIR COND	Central Air	LAND USE	Single	ROOF	Architectural Style
FIREPLACE	One, Gas	SPRINKLERS	Auto, Full	SEWER	Yes Connected
GARAGE TYPE	Attached	LIST CLASS	Excl Right to Sell	SOFT SRC	Building Plans
HEATING	Forced Air, Gas	POOL/SPA		WATER	City Service
CONSTRUCTION	Frame				
DOCS ON FILE					
KITCHEN FEAT	Breakfast Bar, Dishwasher, Disposal, Double Oven, Oven/Range Freestanding				
LOT FEAT	Waterfront				
STRUCTURE FEAT	Bath-Master, Bed-Master Main Level, Central Vacuum, Hardwood, Split Bedroom, Den, Formal Dining, Great Room, Jetted Tub				
TERMS	Auction				

FINANCIALS

Financing Remarks **Public Auction 8-1-07**
 Assoc Setup/Trnsfr **250**
 Association Fees\$ **50.00** **Monthly**
 Tax Year **2005** Taxes **0.00**
 Parcel # **R5125370620**

SOLD INFORMATION

Closing Date Pending Date
 Sold Price Sold Prc/SQFT
 How Sold