



MLS # **98484011** Asking Price **\$137,000**  
 Class **Residential** Sold Price  
 Type **Single Family** Status **Pending**  
 Area **W Boise-Garden City - 0650** # Beds **3**  
 Address **4062 Patton** # Baths **2.0**  
 City **Boise** Level **SplitEntry**  
 Zip **83704** Garage **2**  
 Virtual Tour **Unbranded Virtual Tour** Apx SqFt **2342**

**ADDITIONAL PHOTOS**

Documents: [D](#) Map: [M](#) Info: [i](#)



Open House: -  
-

**GENERAL**

Listing Date **12/20/2011**  
 DOM **3**  
 Year Built **1978**  
 Age **21 - 30 Years**  
 Lot Size **106.75 X 66.47**  
 # Acres **0.15**  
 Land Size **Standard Lot 6000-9999 SF**  
 School District **Meridian Joint District #2**  
 Grade School **McMillan**  
 Jr High **Lowell Scott Middle**  
 Sr High **Centennial**  
 County **Ada**  
 Subdivision **Linda Vista Sub**

Prc/SqFt **\$58.50**  
 # Beds - Main **2** Apx Above Grade Fin **1458**  
 # Beds - Upper **0** Apx Above Grade Unfin **0**  
 # Beds - Below **1** Apx Below Grade Fin **884**  
 # Baths - Main **1.0** Apx BelowGrade Unfin **0**  
 # Baths - Upper **0.0** Apx Fin SQFT **2342**  
 # Baths - Below **1.0** Apx Unfin SQFT **0**  
 Flood Ins Req? **No** Home Owner Exempt? **Yes**  
 Water Deliv? Water Shares Avail?  
 Irrigation Dist? **Yes** Improvement, District? **No**  
 Irrig Dist Name

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

**REMARKS**

CLOSE IN 30 DAYS – Not a Short Sale!! Beautiful Split Entry Home in Boise. Fantastic Location. Excellent job on the remodel - added 800 sq ft to the house! Downstairs – Bonus Room could be converted to 4th Bedroom. Large laundry room! Tons of storage! Updated Furnace and A/C. Huge Deck, RV Parking, Storage Shed, Mature Landscaping... overall, great home! Home Warranty included – take advantage of this buy!

Est. Comp Date  
 Assoc. Fees\$ **0.00**  
 Assoc Freq **Not Applicable**  
 Assoc Setup **0**  
 Parcel # **R5261800225**  
 Taxes: Yr/Amt **2011 1161.01**  
 REO/Bank Owned? **No** In Foreclosure? **No** Short Sale? **No** Auction (Y/N)? **N** HUD Owned Y/N? **N**  
 Legal **Lot 20 Blk 2 Linda Vista West Sub**  
 Includes **Yard shed**  
 Excludes  
 Directions **5 Mile & Ustick - N 5 Mile, E on Edna, N on Patton**

**FEATURES**

AIR COND	<b>Central Air</b>	LAND USE	<b>Single</b>	SEWER	<b>Not Connected</b>
FIREPLACE		SPRINKLERS		SQFT SRC	<b>Public Records</b>
GARAGE TYPE	<b>Attached</b>	POOL/SPA		WATER	<b>City Service</b>
HEATING	<b>Forced Air, Gas</b>	ROOF	<b>Comp Shingle</b>		
CONSTRUCTION	<b>Brick, Frame</b>				
KITCHEN FEAT	<b>Dishwasher, Disposal, Oven/Range Built-In, Pantry</b>				
LOT FEAT	<b>Fenced Fully, Garden Space, Sidewalks, Storage Shed</b>				
STRUCTURE FEAT	<b>Bath-Master, Cable/Satellite TV, Family Room, Broadband Internet, Jetted Tub, Rec/Bonus, Tile Flooring</b>				
TERMS	<b>Consider All</b>				



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Today's Date: 01/13/2012