



MLS #	<b>98784468</b>	Asking Price	<b>\$850,000</b>
Class	<b>Residential</b>		
Type	<b>Single Family</b>	Status	<b>Active</b>
Area	<b>Eagle - 0900</b>	# Beds	<b>5</b>
Address	<b>2664 E Greenbrook Drive</b>	# Baths	<b>4.5</b>
Unit #		Level	<b>Singlew/BG</b>
City	<b>Eagle</b>	Garage	<b>3</b>
Zip	<b>83616</b>	Apx SqFt	<b>4916</b>

**ADDITIONAL PHOTOS** Documents: [D](#) Map: [M](#) Walk: [W](#) Mortgage Info: [%](#)



Open House: [<-- Click For Open House Info](#)

Virtual Tours: Unbranded 1 2 3

## GENERAL

Listing Date	<b>10/17/2020</b>	Prc/SqFt	<b>\$172.90</b>				
DOM	<b>32</b>	# Beds - Main	<b>3</b>	Apx Above Grade Fin	<b>2500</b>	Level	<u>Size</u>
Year Built	<b>2001</b>	# Beds - Upper	<b>0</b>	Apx Above Grade Unfin	<b>0</b>	Living	<b>Main 15x20</b>
Age	<b>11 - 20 Years</b>	# Beds - Below	<b>2</b>	Apx Below Grade Fin	<b>2416</b>	Dining	<b>Main 11x13</b>
Lot Size	<b>irr X irr</b>	# Baths - Main	<b>2.5</b>	Apx BelowGrade Unfin	<b>0</b>	Family	<b>Down 24x33</b>
# Acres	<b>0.239</b>	# Baths - Upper	<b>0.0</b>	Apx Fin SQFT	<b>4916</b>	Great	
Land Size	<b>10000 SF - .49 AC</b>	# Baths - Below	<b>2.0</b>	Apx Unfin SQFT	<b>0</b>	Kitchen	<b>Main 12x13</b>
School District	<b>West Ada School District</b>	Flood Ins Req?	<b>No</b>	Detached Add'l Dwelling	<b>0</b>	Master	<b>Main 15x16</b>
Grade School	<b>Seven Oaks</b>	Water Deliv?		Total Apx SQFT		Bed 2	<b>Main 12x13</b>
Jr High	<b>Eagle Middle</b>	Water Shares?		Home Owner Exempt?	<b>Yes</b>	Bed 3	<b>Main 12x13</b>
Sr High	<b>Eagle</b>	Irrigation Dist?	<b>Yes</b>	Improvment. District?	<b>No</b>	Bed 4	<b>Down 14x15</b>
County	<b>Ada</b>	Irrig Dist Name				Bed 5	<b>Down 15x13</b>
Subdivision	<b>Lexington Hills</b>					Bonus	
Builder						Entry	<b>Main 7x12</b>
Est. Comp Date						Den	
Assoc. Fees\$	<b>\$169.00</b>					Eating	<b>Main 9x14</b>
Assoc Freq	<b>Quarterly</b>					Rec Rm	<b>Down 14x24</b>
Assoc Setup	<b>300</b>	Type of Fee	<b>\$</b>			Office	<b>Main 13x16</b>
Parcel #	<b>R5241260120</b>					Other	
Taxes: Yr/Amt	<b>2019 \$4,647.93</b>					Utility	
REO/Bank Owned?	<b>No</b>	In Foreclosure?	<b>No</b>	Short Sale?	<b>No</b>	Garage	
Legal	<b>Lot 13 Blk 03 Lexington Hills East Sub 02</b>			Auction?	<b>No</b>	Shop	
Includes	<b>Kitchen fridge, ice maker, mini fridges, theater room equipment and furnishings, floor safe</b>						
Excludes	<b>Garage fridge/freezer, safes, washer/dryer, TVs and wall mounts negotiable</b>						
Directions	<b>From Highway 55, W on Floating Feather, N into Lexington Hills, E on Prestwick, W on Greenbrook Dr</b>						

## REMARKS

Incredible custom home in desirable Lexington Hills! Special features include: 3 of the 5 bedrooms have private, en suite bathrooms • a gorgeous home office • "His" and "Hers" closets & walk-in shower in master suite • granite counters & SS appliances in open kitchen • three ovens • butler's pantry w/ice maker • central vac system • iconic movie theater suite • huge great room w/attached storage room • large deck plumbed for hot tub • private yard w/direct access to walking paths and waterfalls behind home

## FEATURES

COOLING	<b>Central Air</b>	LAND USE	<b>Single</b>	SPRINKLERS	<b>Auto, Pressurized Irrigation, Irrigation</b>
FIREPLACE	<b>Two, Gas</b>	ZONING	<b>City of Eagle R-4</b>	SEWER	<b>Yes Connected</b>
GARAGE TYPE	<b>Attached</b>	POOL/SPA		WATER	
HEATING	<b>Forced Air, Gas</b>	ROOF	<b>Composition Shingle</b>	ACCESS	
CONSTRUCTION	<b>Stucco, Wood Siding</b>				
KITCHEN FEAT	<b>Dishwasher, Disposal, Double Oven, Microwave, Oven/Range Freestanding, Oven/Range Built-In,</b>				GREEN CERTS:
LOT FEAT	<b>Fenced Fully, Irrigation Available, Waterfront, Public Road, Finished Driveway</b>				
STRUCTURE FEAT	<b>Bath-Master, Bed-Master Main Level, Central Vacuum &amp; Equip, Guest Room, Hardwood, Split</b>				
TERMS	<b>Cash, Conventional</b>				

**Prepared for you by:**  
**Cook & Company Realty**  
**208-891-3298**

**Today's Date:** 12/01/2020

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