



MLS #	<b>98761663</b>	Asking Price	<b>\$635,000</b>
Class	<b>Residential</b>	Status	<b>Active</b>
Type	<b>Single Family</b>	# Beds	<b>4</b>
Area	<b>Eagle - 0900</b>	# Baths	<b>3.5</b>
Address	<b>2675 E Margate Court</b>	Level	<b>2 Story</b>
Unit #		Garage	<b>3</b>
City	<b>Eagle</b>	Apx SqFt	<b>3500</b>
Zip	<b>83616</b>		

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

Open House: <-- Click For Open House Info

Virtual Tours: [Unbranded](#) 1 2 3



## GENERAL

Listing Date	<b>3/25/2020</b>
DOM	<b>33</b>
Year Built	<b>2000</b>
Age	<b>11 - 20 Years</b>
Lot Size	<b>120 X 104</b>
# Acres	<b>0.273</b>
Land Size	<b>10000 SF - .49 AC</b>
School District	<b><a href="#">West Ada School District</a></b>
Grade School	<b><a href="#">Seven Oaks</a></b>
Jr High	<b><a href="#">Eagle Middle</a></b>
Sr High	<b><a href="#">Eagle</a></b>
County	<b>Ada</b>
Subdivision	<b>Lexington Hills</b>
Builder	

Est. Comp Date	
Assoc. Fees\$	<b>\$169.00</b>
Assoc Freq	<b>Quarterly</b>
Assoc Setup	<b>300 Type of Fee \$</b>
Parcel #	<b>R5241260180</b>
Taxes: Yr/Amt	<b>2019 \$3,897.68</b>
REO/Bank Owned?	<b>No</b>
In Foreclosure?	<b>No</b>
Short Sale?	<b>No</b>
Auction?	<b>No</b>
HUD Owned?	<b>No</b>

Legal **LOT 19 BLK 03 LEXINGTON HILLS EAST SUB 02**  
Includes **Refrigerator, all garage shelving, washer/dryer negotiable**  
Excludes **Seller's personal property, hot tub**  
Directions **From Highway 55, W on Floating Feather ,N into Lexington Hills, E on Prestwick, turns into Margate**

## FEATURES

COOLING	<b>Central Air</b>	LAND USE	<b>Single</b>	SPRINKLERS	<b>Auto, Full, Pressurized Irrigation</b>
FIREPLACE	<b>One, Gas</b>	ZONING		SEWER	<b>Yes Connected</b>
GARAGE TYPE	<b>Attached</b>	POOL/SPA		WATER	<b>City Service</b>
HEATING	<b>Forced Air, Gas</b>	ROOF	<b>Composition Shingle</b>	ACCESS	
CONSTRUCTION	<b>Brick, Frame, Foundation - Crawl Space</b>				
KITCHEN FEAT	<b>Breakfast Bar, Dishwasher, Disposal, Double Oven, Oven/Range Built-In, Pantry, Refrigerator, Washer, GREEN CERTS: Drvr, Water Softener Rent, Island, Granite/Tile Counters</b>				
LOT FEAT	<b>Fenced Fully, Garden Space, Sidewalks, Public Road, Cul-De-Sac</b>				
STRUCTURE FEAT	<b>Alarm, Bath-Master, Bed-Master Main Level, Cable/Satellite TV, Central Vacuum &amp; Equip, Covered Patio/Deck, Guest Room, Hardwood, Skylight, Split Bedroom, Den/Office, Formal Dining, Family</b>				
TERMS	<b>Cash, Conventional, Veterans Admin</b>				

Prc/SqFt	<b>\$181.43</b>
# Beds - Main	<b>1</b>
Apx Above Grade Fin	<b>3500</b>
# Beds - Upper	<b>3</b>
Apx Above Grade Unfin	<b>0</b>
# Beds - Below	<b>0</b>
Apx Below Grade Fin	<b>0</b>
# Baths - Main	<b>1.5</b>
Apx BelowGrade Unfin	<b>0</b>
# Baths - Upper	<b>2.0</b>
Apx Fin SQFT	<b>3500</b>
# Baths - Below	<b>0.0</b>
Apx Unfin SQFT	<b>0</b>
Flood Ins Req?	<b>No</b>
Detached Add'l Dwelling	<b>0</b>
Water Deliv?	<b>Yes</b>
Total Apx SQFT	
Water Shares?	<b>No</b>
Home Owner Exempt?	<b>Yes</b>
Irrigation Dist?	<b>Yes</b>
Improvment. District?	<b>No</b>
Irrig Dist Name	

<b>REMARKS</b>		Level	Size
Step into this warm and inviting Lexington Hills home! Grand great room has a wall of windows with views of the mature, lush landscaping, and a two-sided fireplace that has a cozy hearth on the kitchen side. Kitchen also features granite countertops, stainless steel appliances, double ovens and lots of storage space. Spacious main level master suite. Custom awnings across the patio open with remote. This home sits on a manicured, private lot with direct access to walking paths and waterfalls behind home.		Living	<b>Main 15x17</b>
		Dining	<b>Main 15x14</b>
		Family	
		Great	<b>Main 18x21</b>
		Kitchen	<b>Main 15x14</b>
		Master	<b>Main 18x21</b>
		Bed 2	<b>Upper 11x15</b>
		Bed 3	<b>Upper 11x14</b>
		Bed 4	<b>Upper 12x14</b>
		Bed 5	
		Bonus	<b>Upper 16x14</b>
		Entry	<b>Main 10x17</b>
		Den	
		Eating	<b>Main 10x14</b>
		Rec Rm	
		Office	
		Other	
		Utility	<b>Main 10x11</b>
		Garage	
		Shop	



**Prepared for you by:**  
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**Today's Date:** 05/04/2020

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