

# \$475,000 - 11998 W Cheer Ln, Kuna

MLS® #98933333

**\$475,000**

2 Bedroom, 2.00 Bathroom, 1,658 sqft

Residential on 0.14 Acres

Trilogy, Kuna, ID

Welcome to Trilogy Valor, Kuna's Premier 55+ gated community. If resort style living appeals to you, LOOK NO FURTHER! Just steps from this 2 bedroom 2 bath (with office) home, you will find all the amenities you've ever dreamed of. At the Treasure Valley Social Club, you'll find a full restaurant and bar, state of the art gym, yoga studio, year round heated lap pool, a summer lounge pool, hot tub and pickleball courts. Don't forget the Falcon Crest Golf Course, WITH MEMBERSHIPS CURRENTLY AVAILABLE. You can do as little or as much as you'd like...there is something for everyone at TRILOGY! This home boasts over \$100,000 in upgrades, including wonderful features like hot water recirculation, water filtration, water softener, and an expanded laundry room with washer and dryer included. The private rear yard with a park like setting is a place to enjoy your morning coffee, to entertain, or just relax. Don't miss this opportunity to enjoy a vibrant lifestyle at Trilogy Valor! VA assumable loan or Lease to own.

Built in 2022

## Essential Information

MLS® #	98933333
Price Per SQFT	\$286
Bedrooms	2
Bathrooms	2.00
Square Footage	1,658



Acres	0.14
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Status	Active

### Community Information

Address	11998 W Cheer Ln
Area	Kuna - 1100
Subdivision	Trilogy
City	Kuna
County	Ada
State	ID
Zip Code	83634
Builder	Shea Homes

### Amenities

Utilities	Sewer Connected, Cable Connected, Broadband Internet
Parking Spaces	2
Parking	Attached, Finished Driveway
# of Garages	2
Has Pool	Yes
Pool	Community, In Ground, Pool, Private
Gated	Yes
Golf Course	N

### Interior

Interior Features	Bath-Master, Bed-Master Main Level, Guest Room, Split Bedroom, Den/Office, Great Room, Double Vanity, Walk-In Closet(s), Breakfast Bar, Pantry, Kitchen Island, Quartz Counters
Appliances	Gas Water Heater, Recirculating Pump Water Heater, Dishwasher, Disposal, Microwave, Oven/Range Freestanding, Refrigerator, Washer, Dryer, Water Softener Owned
Heating	Forced Air, Natural Gas
Cooling	Central Air
Stories	One
Primary On Main	Yes

### Exterior

Lot Description	Standard Lot 6000-9999 SF, Irrigation Available, Sidewalks, Auto Sprinkler System, Drip Sprinkler System, Full Sprinkler System, Pressurized Irrigation Sprinkler System
Roof	Composition
Foundation	Crawl Space

### School Information

District	Kuna School District #3
Elementary	Kuna
Middle	Kuna
High	Kuna

### Additional Information

Date Listed	January 16th, 2025
Days on Market	200
HOA Fees	\$461
HOA Fees Freq.	Monthly
Property Taxes	\$1,367
Tax Year	2024
Office	Homes of Idaho
Contact Info	info@homesofidaho.com

### Listing Details

Listing Office	Homes of Idaho
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Listing information last updated on October 15th, 2025 at 12:03am MDT