

\$1,900,000 - 408 N Garden St, Boise

MLS® #98937762

\$1,900,000

Bedroom, 4.00 Bathroom, 11,000 sqft
Residential on 1.47 Acres

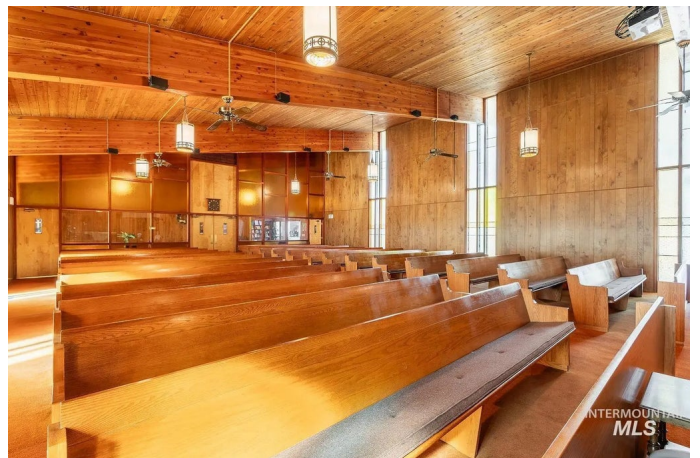
Scotts Sub, Boise, ID

Rare 11,000 sq. ft. mid-century modern property on the Boise Bench, offering a unique opportunity for residential conversion, multi-generational living, or a cottage village development. Featuring vaulted ceilings, expansive living spaces, wood paneling, private offices, classrooms, a full kitchen, and gathering areas, this one-of-a-kind home provides flexibility for custom design and adaptive reuse. Zoned R-1C, this property allows for single-family living, co-housing, or creative residential development. The Adaptive Reuse Incentive provides added flexibility for projects that retain the existing structure. Located minutes from downtown Boise, I-84, and the airport, with easy access to Wyld Child, Push & Pour, and Stellas, adding to the area's charm and walkability. Whether preserving its historic character or transforming it into a custom residence, this is a rare chance to own a truly distinctive property. Some uses may require a conditional use permit. Schedule a tour today

Built in 1970

Essential Information

MLS® #	98937762
Price Per SQFT	\$173
Bathrooms	4.00
Square Footage	11,000
Acres	1.47



Year Built	1970
Type	Residential
Sub-Type	Single Family w/ Acreage
Status	Active

Community Information

Address	408 N Garden St
Area	Boise Bench - 0400
Subdivision	Scotts Sub
City	Boise
County	Ada
State	ID
Zip Code	83706

Amenities

Utilities	Sewer Connected
Parking Spaces	1
Parking	Detached, Finished Driveway
# of Garages	1
Golf Course	N

Interior

Interior Features	Den/Office, Rec/Bonus, Kitchen Island, Laminate Counters
Appliances	Tank Water Heater, Dishwasher, Disposal, Double Oven, Microwave, Oven/Range Freestanding, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Stories	Single with Below Grade

Exterior

Lot Description	1 - 4.99 AC, Corner Lot, Auto Sprinkler System, Full Sprinkler System
Roof	Composition, Rolled/Hot Mop

School Information

District	Boise School District #1
Elementary	Jefferson (Boise)
Middle	South (Boise)
High	Borah

Additional Information

Date Listed	March 4th, 2025
Days on Market	212
Zoning	R1C
Tax Year	2024
Office	Silvercreek Realty Group
Contact Info	broker@silvercreekrealty.com

Listing Details

Listing Office	Silvercreek Realty Group
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Listing information last updated on October 14th, 2025 at 4:03am MDT