

\$2,650,000 - 13005 Lake Shore Dr., Nampa

MLS® #98942917

\$2,650,000

3 Bedroom, 3.00 Bathroom, 4,744 sqft
Residential on 75.72 Acres

0 Not Applicable, Nampa, ID

Owner financing available at 5%! Spanning 75.72 acres just south of Lake Lowell, this property offers over 52 acres of irrigated farmland currently growing mint, wheat, and corn. Enjoy cherry, plum, peach, apricot, pear, nectarine, and apple trees throughout. A 3,480 sqft shop with living quarters, built in 2022, includes a 40'—60' main shop with 3/4 bath, storage rooms, and a 1,080 sqft upstairs apartment with bedroom, bath, kitchen (granite counters, custom cabinets), and open layout. Relax or entertain on the 18'—12' deck and lower patio with fireplace. The land features excellent water rights, ample electric capacity for another home, and a 38'—60' metal outbuilding. A renovated older building houses the well and pressure tank and serves as a sales point for the U-Pick fruit business. Also included is an older 2-bed, 1-bath farmhouse.



Built in 2022

Essential Information

MLS® #	98942917
Price Per SQFT	\$559
Bedrooms	3
Bathrooms	3.00
Square Footage	4,744
Acres	75.72
Year Built	2022
Type	Residential

Sub-Type	Single Family w/ Acreage
Status	Active

Community Information

Address	13005 Lake Shore Dr.
Area	Nampa South (86) - 1260
Subdivision	0 Not Applicable
City	Nampa
County	Canyon
State	ID
Zip Code	83686

Amenities

Utilities	Electricity Connected, Water Connected, Natural Gas Connected
Parking Spaces	4
Parking	Garage Door Access, RV/Boat, Attached, RV Access/Parking
# of Garages	4
RV/Boat Parking	Yes
Horses	Yes
View	Yes
Golf Course	N

Interior

Interior Features	Bathroom, Shower, Sink, Double Vanity, Breakfast Bar, Granite Counters
Appliances	Water Heater, Tankless Water Heater, Dishwasher, Disposal, Microwave, Oven/Range Freestanding, Refrigerator, Washer, Dryer, Gas Oven
Heating	Heated, Electric, Natural Gas, Propane, Ductless/Mini Split
Cooling	Ductless/Mini Split
Stories	Two

Exterior

Lot Description	Over 40 Acres, Horses, Irrigation Available, R.V. Parking, Views, Rolling Slope, Winter Access, Auto Sprinkler System, Drip Sprinkler System
Roof	Architectural Style

School Information

District	Nampa School District #131
Elementary	Lake Ridge

Middle	South Middle (Nampa)
High	Skyview

Additional Information

Date Listed	April 15th, 2025
Days on Market	184
Property Taxes	\$5,339
Tax Year	2023
Structures	Shop, Storage Shed, Sep. Detached Dwelling, Sep. Detached w/Kitchen, Separate Living Quarters
Office	Hayden Outdoors Real Estate
Contact Info	austin@haydenoutdoors.com

Listing Details

Listing Office	Hayden Outdoors Real Estate
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Listing information last updated on October 27th, 2025 at 5:48am MDT