

\$1,000,000 - 69 River Ranch Rd, Garden Valley

MLS® #98943978

\$1,000,000

4 Bedroom, 4.00 Bathroom, 3,072 sqft

Residential on 4.62 Acres

River Ranch Bo, Garden Valley, ID

Set along the scenic Middle Fork of the Payette River, this remodeled ranch-style home offers rustic charm and tranquil outdoor living on a serene horse property. Start your day by the river or relax in the sunroom surrounded by nature. Evenings invite stargazing from the outdoor hot tub or soaking in one of the indoor jet tubs. A separate apartment provides flexible space for guests or rental income. The barn/shop is perfect for hobbies or equestrian needs. Just six miles from national forest access and close to golf, kayaking, ATV trails, and year-round recreation. Enjoy local arts and seasonal events at the Garden Valley Center for the Arts. Wildlife sightings are common—elk, deer, foxes, wolves, bobcats, otters, and over 540 bird species, including bald eagles and sandhill cranes. With HOA-maintained roads for year-round access, this unique retreat offers a rare blend of comfort, nature, and adventure. Enjoy nature from your doorstep with year-round access! Insurance sample available in documents.



Built in 1930

Essential Information

MLS® # 98943978

Price Per SQFT \$326

Bedrooms 4

Bathrooms 4.00

Square Footage	3,072
Acres	4.62
Year Built	1930
Type	Residential
Sub-Type	Single Family w/ Acreage
Status	Active

Community Information

Address	69 River Ranch Rd
Area	Garden Valley - 1425
Subdivision	River Ranch Bo
City	Garden Valley
County	Boise
State	ID
Zip Code	83622

Amenities

Utilities	Cable Connected, Broadband Internet
Parking Spaces	2
Parking	Attached
# of Garages	2
Is Waterfront	Yes
Waterfront	Waterfront
Horses	Yes
View	Yes
Golf Course	N
Virtual Tour	https://tourfactory.com/idxr3197671

Interior

Interior Features	Bath-Master, Two Kitchens, Double Vanity, Pantry, Laminate Counters
Appliances	Electric Water Heater, Gas Water Heater, Tank Water Heater, Dishwasher, Disposal, Double Oven, Microwave, Refrigerator, Washer, Gas Range
Heating	Forced Air, Propane
Cooling	Wall/Window Unit(s), Ductless/Mini Split
Fireplace	Yes
Fireplaces	One, Propane
Stories	Two

Exterior

Lot Description	1 - 4.99 AC, Garden, Horses, Views, Rolling Slope, Auto Sprinkler System, Partial Sprinkler System, Irrigation Sprinkler System
Roof	Metal
Foundation	Crawl Space

School Information

District	Garden Valley School District #71
Elementary	Garden Vly
Middle	Garden Valley
High	Garden Valley

Additional Information

Date Listed	April 23rd, 2025
Days on Market	145
HOA Fees	\$400
HOA Fees Freq.	Annually
Property Taxes	\$3,861
Tax Year	2024
Structures	Barn(s), Separate Living Quarters
Office	Keller Williams Realty Boise
Contact Info	broker@kwboise.com

Listing Details

Listing Office	Keller Williams Realty Boise
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Listing information last updated on October 12th, 2025 at 10:18am MDT