

# \$449,990 - 8530 S Tyrion Way, Kuna

MLS® #98945770

## \$449,990

4 Bedroom, 2.00 Bathroom, 1,860 sqft  
Residential on 0.18 Acres

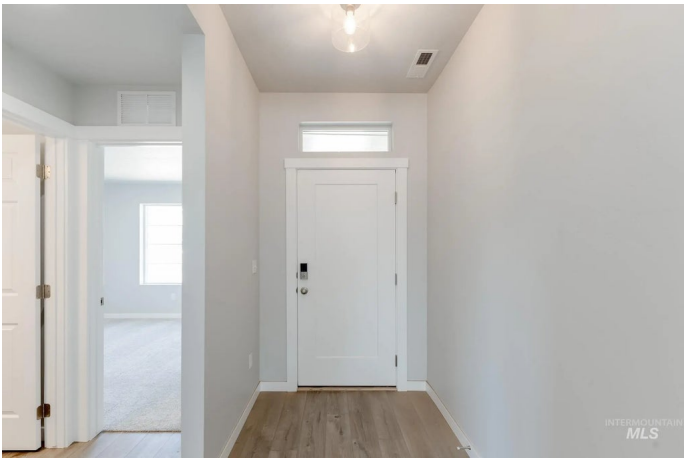
Silver Trail, Kuna, ID

Fall in Love with Low Rates! Promotional rate as low as 2.99%. Ask a Sales Specialist for details! This brand new home located in vibrant Kuna, Idaho welcomes you with open arms. The Willow 1860's single level space is smartly laid out, boasting two bedrooms situated at the front of the home. To entertain or for personal relaxation, escape into the spacious vaulted great room and dining room that open onto a back patio. Natural light cascades through the windows, adding an illuminated touch to the vaulted ceiling. The kitchen comes with stainless steel appliances and stylish solid surface countertops, adding both functionality and aesthetics to the kitchen. Retreat to the primary suite for restful nights, complete with a roomy en suite bathroom, dual vanities, a stand-up shower, and a walk-in closet. Potential RV parking available. Photos are of the actual home!

Built in 2025

### Essential Information

MLS® #	98945770
Price Per SQFT	\$242
Bedrooms	4
Bathrooms	2.00
Square Footage	1,860
Acres	0.18
Year Built	2025
Type	Residential



Sub-Type	Single Family Residence
Status	Price Change

## Community Information

Address	8530 S Tyrion Way
Area	Kuna - 1100
Subdivision	Silver Trail
City	Kuna
County	Ada
State	ID
Zip Code	83634
Builder	CBH Homes

## Amenities

Utilities	Sewer Connected
Parking Spaces	3
Parking	Attached
# of Garages	3
Golf Course	N
Virtual Tour	<a href="https://my.matterport.com/show/?m=S6mXGSyezjg&amp;mls=1">https://my.matterport.com/show/?m=S6mXGSyezjg&amp;mls=1</a>

## Interior

Interior Features	Bath-Master, Bed-Master Main Level, Breakfast Bar, Pantry, Kitchen Island, Solid Surface Counters
Appliances	Gas Water Heater, Dishwasher, Disposal, Microwave, Oven/Range Freestanding
Heating	Forced Air, Natural Gas
Cooling	Central Air
Stories	One
Primary On Main	Yes

## Exterior

Lot Description	Standard Lot 6000-9999 SF, Sidewalks, Auto Sprinkler System, Partial Sprinkler System, Pressurized Irrigation Sprinkler System, Irrigation Sprinkler System
Roof	Composition

## School Information

District	Kuna School District #3
Elementary	Silver Trail

Middle	Kuna
High	Kuna

### Additional Information

Date Listed	May 5th, 2025
Days on Market	158
HOA Fees	\$390
HOA Fees Freq.	Annually
New Construction	Yes
Tax Year	2024
Office	CBH Sales & Marketing Inc
Contact Info	tarak@cbhhomes.com

### Listing Details

Listing Office	CBH Sales & Marketing Inc
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Listing information last updated on October 12th, 2025 at 4:33am MDT