

# \$1,289,999 - 7065 N Cairnhill Way, Eagle

MLS® #98949685

**\$1,289,999**

3 Bedroom, 4.00 Bathroom, 3,228 sqft  
Residential on 0.33 Acres

Valnova Estates Subdivision, Eagle, ID

Ask about our builder paid 2/1 buy down!  
Another Integrity Homes masterpiece is in the works! 3 bedrooms, 3.5 bathrooms, office, bonus room, 2 car garage plus RV bay! Sitting in in the brand new community of Valnova. The newest master-planned community in the foothills of Eagle! This multi-decade project spans 6,000 acres and includes gorgeous home sites PLUS a community designed for recreation, relaxation, and gracious living for all ages. Plans include a community parks as well as natural open spaces, central clubhouse featuring dining and event space, pools, spas, pickleball and tennis courts, beach-side activities located on the edge of Valnova Lake, Village Center with shops, restaurants, and picnic areas, an amphitheater in the Village Center Park, Greenway Regional Trail Corridor, a lift to take mountain bikes and hikers to the hilltop trails in the summer, ice skating and magic carpet service as a tubing hill in the winter, and an 18-Hole Championship Golf Course. Taxes are TBD, BATVAI.



Built in 2025

## Essential Information

MLS® #	98949685
Price Per SQFT	\$400
Bedrooms	3
Bathrooms	4.00

Square Footage	3,228
Acres	0.33
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Status	Active

### **Community Information**

Address	7065 N Cairnhill Way
Area	Eagle - 0900
Subdivision	Valnova Estates Subdivision
City	Eagle
County	Ada
State	ID
Zip Code	83616
Builder	Integrity Homes & Design

### **Amenities**

Utilities	Sewer Connected
Parking Spaces	3
Parking	Attached, RV Access/Parking
# of Garages	3
RV/Boat Parking	Yes
Golf Course	N

### **Interior**

Interior Features	Bed-Master Main Level, Double Vanity, Walk-In Closet(s), Pantry
Appliances	Dishwasher, Disposal, Double Oven, Microwave, Oven/Range Built-In, Refrigerator, Gas Oven, Gas Range
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Insert
Stories	Single w/ Upstairs Bonus Room
Primary On Main	Yes

### **Exterior**

Lot Description	10000 SF - .49 AC
Roof	Composition

Foundation                      Crawl Space

**School Information**

District                      West Ada School District  
Elementary                      Star  
Middle                      Star  
High                      Eagle

**Additional Information**

Date Listed                      June 4th, 2025  
Days on Market                      120  
HOA Fees                      \$240  
HOA Fees Freq.                      Monthly  
New Construction                      Yes  
Tax Year                      2025  
Office                      Presidio Real Estate Idaho  
Contact Info                      bmayesreo@msn.com

**Listing Details**

Listing Office                      Presidio Real Estate Idaho



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