

# \$1,675,000 - 12930 Dawn Drive, Donnelly

MLS® #98950156

**\$1,675,000**

5 Bedroom, 4.00 Bathroom, 2,600 sqft  
Residential on 0.61 Acres

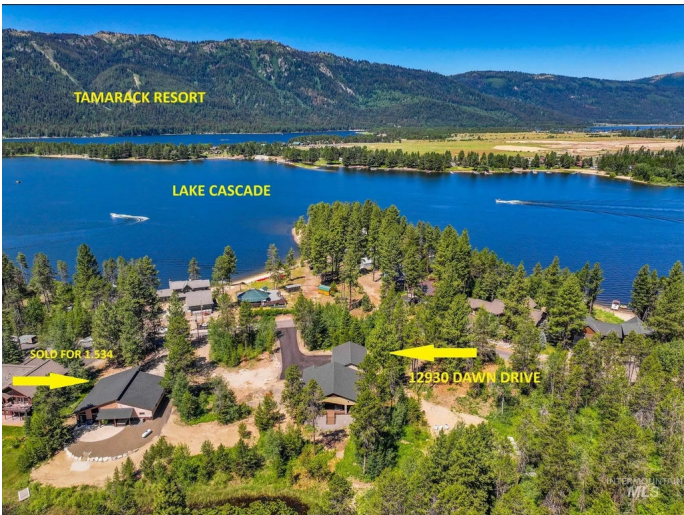
Drewster, Donnelly, ID

NEW custom low maintenance home designed for this wooded lot; Dawn Drive peninsula between the Lake & Boulder Creek arms of Lake Cascade. Perched adjacent to lagoon; home backs up to BOR land w/access to the public beach on Lake Cascade; a short walk away. This 2600 SF home features 5 bds/4 bths, 2 primary suites, gas fireplaces in the master & living room. Lots of windows for soaking in the views of Tamarack on one side & the lagoon and BOR property on the other. Loads of outdoor space on the covered back deck for summer entertaining. Gas plumbed for a firepit & BBQ. 1600 sq ft of finished garage space with dedicated mini split for heat. Extra-large RV bays w/12' doors give you plenty of room to store your boat & toys, LARGE RV parking along garage. Launch your boat, head over to Tamarack (by snowmobile!) cast a line, hit the trails or just head to the beach; Great home to access it all. Boat ramp <1 mile. Seller can short term finance as low as 5% after good down pymt. Lot 3 avail for family compound build.

Built in 2025

## Essential Information

MLS® #	98950156
Price Per SQFT	\$644
Bedrooms	5
Bathrooms	4.00



Square Footage	2,600
Acres	0.61
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Status	Active

### Community Information

Address	12930 Dawn Drive
Area	Donnelly-Tamarack - 1805
Subdivision	Drewster
City	Donnelly
County	Valley
State	ID
Zip Code	83615

### Amenities

Utilities	Electricity Connected
Parking Spaces	3
Parking	Garage Door Access, RV/Boat, Attached, RV Access/Parking, Finished Driveway
# of Garages	3
Is Waterfront	Yes
Waterfront	Waterfront, Lake, Pond
RV/Boat Parking	Yes
View	Yes
Golf Course	N

### Interior

Interior Features	Bath-Master, Bed-Master Main Level, Split Bedroom, Den/Office, Great Room, Two Master Bedrooms, Walk-In Closet(s), Breakfast Bar, Pantry, Kitchen Island, Quartz Counters
Appliances	Electric Water Heater, Heat Pump Water Heater, Tank Water Heater, Dishwasher, Disposal, Refrigerator, Water Softener Owned, Gas Oven, Gas Range
Heating	Heated, Heat Pump, Propane, Ductless/Mini Split
Cooling	Cooling, Central Air, Ductless/Mini Split
Fireplace	Yes
Fireplaces	Propane

Stories	One
Primary On Main	Yes
Two Primary Bedrooms	Yes

## Exterior

Lot Description	1/2 - .99 AC, R.V. Parking, Views, Borders Public Owned Land, Wooded
Roof	Composition
Foundation	Crawl Space

## School Information

District	McCall-Donnelly Joint District #421
Elementary	Donnelly
Middle	Payette Lakes
High	McCall Donnelly

## Additional Information

Date Listed	June 6th, 2025
Days on Market	101
New Construction	Yes
Tax Year	2025
Office	Prime Inc.
Contact Info	prime@primeidaho.com

## Listing Details

Listing Office	Prime Inc.
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Listing information last updated on October 12th, 2025 at 1:48pm MDT