

# \$849,000 - 13965 Rustic Rd, McCall

MLS® #98953035

## \$849,000

4 Bedroom, 4.00 Bathroom, 2,598 sqft  
Residential on 1.55 Acres

Elds Country, McCall, ID

Discover this unique property minutes from downtown McCall and Payette lake with income producing potential. Property features 1.55 acres a 2 bed 2 bath main house upstairs, a huge office/bedroom with gas fireplace and it's own half bath which could be converted into its own apt on the main level. And an 1100 sq ft 1 bdrm 1 bth ADU with small bonus room, featuring beautiful exposed wood beams, solid hardwood floors with a gorgeous walk in shower that is a must see, with it's own electrical meter and propane tank. Best part is you get to choose the fixtures and finishes. Bring your favorite contractor or finish yourself and make it truly your own. Enjoy the beautiful Idaho evenings from any of your covered porches surrounded by dozens of mature trees that encompass the property. Attached single car garage, two car enclosed carport and 3 bay shed with power and water stubbed in. With irrigation running across the front of the lot, don't miss your chance to own this truly unique property.

Built in 2001

## Essential Information

MLS® #	98953035
Price Per SQFT	\$327
Bedrooms	4
Bathrooms	4.00
Square Footage	2,598



Acres	1.55
Year Built	2001
Type	Residential
Sub-Type	Single Family w/ Acreage
Status	Active

### **Community Information**

Address	13965 Rustic Rd
Area	McCall - 1800
Subdivision	Elds Country
City	McCall
County	Valley
State	ID
Zip Code	83638

### **Amenities**

Utilities	Electricity Connected, Water Connected
Parking Spaces	3
Parking	RV/Boat, Attached, Carport, RV Access/Parking
# of Garages	1
RV/Boat Parking	Yes
Golf Course	N

### **Interior**

Interior Features	Bath-Master, Breakfast Bar, Wood/Butcher Block Counters
Appliances	Electric Water Heater, Dishwasher, Oven/Range Freestanding
Heating	Electric, Forced Air, Propane
Cooling	Central Air
Fireplace	Yes
Fireplaces	Propane
Stories	Two

### **Exterior**

Lot Description	1 - 4.99 AC, Garden, Irrigation Available, R.V. Parking, Wooded, Winter Access, Irrigation Sprinkler System
Roof	Metal
Foundation	Crawl Space

### **School Information**

District	McCall-Donnelly Joint District #421
Elementary	Barbara Morgan Elementary
Middle	McCall Donnelly
High	McCall Donnelly

### **Additional Information**

Date Listed	June 30th, 2025
Days on Market	91
Property Taxes	\$1,521
Tax Year	2023
Structures	Storage Shed, Sep. Detached w/Kitchen
Office	1st Place Realty, LLC
Contact Info	joeanne@1stplaceidaho.com

### **Listing Details**

Listing Office	1st Place Realty, LLC
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Listing information last updated on October 12th, 2025 at 8:03am MDT