

\$1,748,000 - 1408 S Joyce St, Boise

MLS® #98953606

\$1,748,000

10 Bedroom, 7.00 Bathroom, 3,285 sqft
Residential Income on 0.19 Acres

Howards Sub, Boise, ID

Incredible opportunity to own a turnkey, fully leased 10-bedroom, 7-bathroom home just one block from Boise State University. This high-demand rental features two true ensuites suites, making it perfect for maximizing income potential. Thoughtfully designed with 5 bedrooms on each level, this spacious home offers flexible living for tenants. Each of the seven updated bathrooms boasts durable tile showers and baseboards, ensuring long-term low maintenance. The kitchen has been completely remodeled within the last two years, showcasing quartz countertops, a center island, and modern finishes. Brand new LVP flooring throughout and a new heater further enhance the home’s appeal. Tenants will appreciate the three sets of washers and dryers with laundry facilities on each level for convenience. With so many recent updates and amenities designed for comfort and longevity, this property is a rare and unique rental opportunity in an unbeatable location. Prime, income-producing asset just steps from campus. R2 zoning.



Built in 1949

Essential Information

MLS® #	98953606
Price Per SQFT	\$532
Bedrooms	10
Bathrooms	7.00

Square Footage	3,285
Acres	0.19
Year Built	1949
Type	Residential Income
Sub-Type	Other
Status	Active

Community Information

Address	1408 S Joyce St
Area	Boise SE - 0300
Subdivision	Howards Sub
City	Boise
County	Ada
State	ID
Zip Code	83706

Amenities

Utilities	Sewer Connected
Parking Spaces	4
Parking	Finished Driveway
Golf Course	N

Interior

Appliances	Stove/Range (All Units), Refrigerator (All Units), Washer/Dryer (All Units)
Heating	Forced Air, Fireplace(s)
Cooling	Central Air
Fireplace	Yes

Exterior

Lot Description	Standard Lot 6000-9999 SF, Garden
Roof	Composition
Foundation	Crawl Space

School Information

District	Boise School District #1
Elementary	Garfield
Middle	East Jr
High	Timberline

Additional Information

Date Listed	July 7th, 2025
Days on Market	8
Property Taxes	\$4,534
Tax Year	2024
Office	Templeton Real Estate Group
Contact Info	info@templetonrealestategroup.com

Listing Details

Listing Office	Templeton Real Estate Group
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Listing information last updated on October 11th, 2025 at 11:03pm MDT