

\$439,900 - 2612 S Willow Brook Place, Caldwell

MLS® #98954055

\$439,900

4 Bedroom, 3.00 Bathroom, 2,085 sqft

Residential on 0.19 Acres

Willowbrook Can, Caldwell, ID

Price Reduced! Welcome to Willow Brook Estates, a quiet and well-established neighborhood of custom-built homes with no HOA—a rare find in such a desirable location! Just minutes from key amenities: 4 minutes to West Valley Hospital, 4 minutes to the College of Idaho, 5 minutes to Indian Creek Plaza's shops and award-winning restaurants, and 6 minutes to I-84. This spacious home offers 4 bedrooms, 2.5 bathrooms, plus a dedicated den/office—ideal for working from home or study space. The cozy living room features a built-in fireplace/media wall, perfect for relaxing or entertaining. This property is priced to move—below assessed value—offering instant equity and a fantastic opportunity. Home has a BRAND NEW roof. AC, furnace, water heater, fireplace all recently serviced and inspected. No HOA. Incredible location. Tons of potential. Welcome home.

Built in 1993

Essential Information

MLS® #	98954055
Price Per SQFT	\$211
Bedrooms	4
Bathrooms	3.00
Square Footage	2,085
Acres	0.19
Year Built	1993
Type	Residential



Sub-Type	Single Family Residence
Status	Active

Community Information

Address	2612 S Willow Brook Place
Area	Caldwell SW - 1280
Subdivision	Willowbrook Can
City	Caldwell
County	Canyon
State	ID
Zip Code	83605

Amenities

Utilities	Sewer Connected
Parking Spaces	3
Parking	Attached
# of Garages	3
Golf Course	N

Interior

Interior Features	Bath-Master, Den/Office, Double Vanity, Central Vacuum Plumbed, Walk-In Closet(s), Breakfast Bar, Granite Counters, Tile Counters
Appliances	Gas Water Heater, Dishwasher, Disposal, Microwave, Oven/Range Freestanding, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	One, Gas
Stories	Two

Exterior

Lot Description	Standard Lot 6000-9999 SF, Sidewalks, Auto Sprinkler System, Partial Sprinkler System
Roof	Composition
Foundation	Crawl Space

School Information

District	Caldwell School District #132
Elementary	Wilson Elem
Middle	Syringa Middle

High Caldwell

Additional Information

Date Listed	July 10th, 2025
Days on Market	57
Property Taxes	\$1,929
Tax Year	2024
Office	Silvercreek Realty Group
Contact Info	broker@silvercreekrealty.com

Listing Details

Listing Office Silvercreek Realty Group



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Listing information last updated on October 16th, 2025 at 1:48pm MDT