

\$1,349,900 - 13641 N Sage Grouse Pl, Boise

MLS® #98957696

\$1,349,900

3 Bedroom, 3.00 Bathroom,
Residential Income on 0.30 Acres

Dry Creek Ranch, Boise, ID

Prime investment opportunity to purchase a high end model home as a sale lease back with an absolute 4.5% NNN lease backed by strong corporate guarantees. This model is highly upgraded in some of the most desirable communities in Boise, Eagle area. Investment terms of the lease are uploaded in the Doc tab. Lease back terms will vary per home between 3-5 years. Lease back Terms per home are in the doc tab.

Built in 2022

Essential Information

MLS® #	98957696
Bedrooms	3
Bathrooms	3.00
Acres	0.30
Year Built	2022
Type	Residential Income
Sub-Type	Other
Status	Active

Community Information

Address	13641 N Sage Grouse Pl
Area	Boise NW - 0800
Subdivision	Dry Creek Ranch
City	Boise
County	Ada
State	ID



Dry Creek Ranch Palisade - Package 1 Property Summary #1

Plan Name	Community	City/County	Address	Home Size (SF)
Palisade	Dry Creek Ranch	Ada County	13641 Sage Grouse Pl	3,517
Price	Price per Square Foot	Cap Rate	Monthly Rent	Annual Lease Rate
\$1,349,900	\$384	4.50%	\$5,062	\$60,746
Lease Term	Tax Levy Rate			
3-5 Years	0.39%			

The Palisade is Boise Hunter Homes' best-selling single-story floorplan and was nationally recognized as one of the top designs in its size category at the International Builders' Show. Located in Dry Creek Hills, this home features a large vaulted ceiling in the great room, a double-sided fireplace, gourmet kitchen, private primary suite, and access to the new Dry Creek Ranch Community Center.



INTERMOUNTAIN

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INTERMOUNTAIN
MLS

Zip Code 83714-0000

Amenities

Utilities Sewer Connected
Parking Spaces 3
Parking Attached, Finished Driveway
Golf Course N

Interior

Appliances Disposal (All Units), Stove/Range (All Units), Refrigerator (No Units)
Heating Fireplace(s)
Cooling Central Air
Fireplace Yes

Exterior

Lot Description 10000SF - .49, Garden, Sidewalks
Roof Composition
Foundation Crawl Space

School Information

District West Ada School District
Elementary Seven Oaks
Middle Eagle Middle
High Eagle

Additional Information

Date Listed August 10th, 2025
Days on Market 29
HOA Fees \$1,440
HOA Fees Freq. Annually
Property Taxes \$0
Tax Year 2025
Office Silvercreek Realty Group
Contact Info broker@silvercreekrealty.com

Listing Details

Listing Office Silvercreek Realty Group



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