

# \$657,500 - 9863 W Aviara St., Star

MLS® #98957868

## \$657,500

3 Bedroom, 2.00 Bathroom, 2,001 sqft

Residential on 0.18 Acres

Sunfield Estates, Star, ID

Welcome to your new luxury home, a spacious and elegantly designed single-story home offering comfort and functionality. As you step through the covered entry, you're greeted by a long foyer that flows into the great room with a cozy fireplace, creating a warm and inviting atmosphere. Beautiful open concept floorplan, with split bedroom design. Thoughtful design elements and modern conveniences throughout, including a large kitchen built for entertainment that includes a large cooktop range oven and Bosch appliances. Enjoy the sunlight and privacy with top-down Hunter Douglas blinds. The primary bedroom suite provides a peaceful retreat, with a huge walk-in closet, walk-in shower and dual vanities. Oversized covered patio for easy entertaining that opens to a custom landscaped backyard with garden shed. Side yard has a double gate and 45 ft. 1,128 sq. ft. RV garage and 14 ft. garage door to store all your toys! Approx. 3/4 mile to River Birch Golf Course and 1.7 Miles to planned Eagle Sports Complex!

Built in 2024

## Essential Information

MLS® #	98957868
Price Per SQFT	\$329
Bedrooms	3
Bathrooms	2.00



Square Footage	2,001
Acres	0.18
Year Built	2024
Type	Residential
Sub-Type	Single Family Residence
Status	Active

### Community Information

Address	9863 W Aviara St.
Area	Star - 0950
Subdivision	Sunfield Estates
City	Star
County	Ada
State	ID
Zip Code	83669
Builder	RTL Homes, LLC

### Amenities

Utilities	Sewer Connected
Parking Spaces	4
Parking	Attached, RV Access/Parking, Finished Driveway
# of Garages	4
RV/Boat Parking	Yes
Golf Course	N
Virtual Tour	<a href="https://360idaho.tf.media/x2427519">https://360idaho.tf.media/x2427519</a>

### Interior

Interior Features	Bed-Master Main Level, Split Bedroom, Double Vanity, Walk-In Closet(s), Breakfast Bar, Pantry, Kitchen Island, Quartz Counters
Appliances	Gas Water Heater, Tank Water Heater, Dishwasher, Disposal, Double Oven, Microwave, Oven/Range Built-In, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas
Stories	One
Primary On Main	Yes

### Exterior

Lot Description	Standard Lot 6000-9999 SF, Irrigation Available, Sidewalks, Auto Sprinkler System, Drip Sprinkler System, Full Sprinkler System, Irrigation Sprinkler System
Roof	Composition
Foundation	Crawl Space

### School Information

District	West Ada School District
Elementary	Star
Middle	Star
High	Eagle

### Additional Information

Date Listed	August 12th, 2025
Days on Market	37
HOA Fees	\$950
HOA Fees Freq.	Annually
Property Taxes	\$570
Tax Year	2024
Office	Mountain Realty
Contact Info	pdoughty@idahomountainrealty.com

### Listing Details

Listing Office	Mountain Realty
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Listing information last updated on October 15th, 2025 at 8:18am MDT