

# \$645,000 - 2044 S Mackinnon Ln, Boise

MLS® #98958172

## \$645,000

4 Bedroom, 3.00 Bathroom, 1,765 sqft  
Residential on 0.03 Acres

Boise 23, Boise, ID

Huge builder buydown promotion! Rates as low as 3.75% and 30yr FIXED as low as 5.49%! Ask about how to lock in these rates yourself! Experience rare luxury new construction near downtown Boise, just minutes from parks and the Greenbelt. Boise23 delivers high-style, low-maintenance living with multi-level floor plans, elevated finishes, and seamless indoor/outdoor connections. Walls of windows fill the home with natural light and frame wide-open views. Enjoy year-round outdoor living with a fenced yard, patio, and balcony. Flexible floor plan offers a main-level bedroom/office, open-concept kitchen and great room, plus a spa-worthy primary suite with a freestanding tub. Oversized 2-car garage completes the package giving you versatile storage options. Experience the rare combination of modern design, unbeatable location, and now an incredible financing opportunity!

Built in 2025

### Essential Information

MLS® #	98958172
Price Per SQFT	\$365
Bedrooms	4
Bathrooms	3.00
Square Footage	1,765
Acres	0.03
Year Built	2025



Type	Residential
Sub-Type	Townhouse
Status	Active

### Community Information

Address	2044 S Mackinnon Ln
Area	Boise SE - 0300
Subdivision	Boise 23
City	Boise
County	Ada
State	ID
Zip Code	83706

### Amenities

Utilities	Sewer Connected, Cable Connected, Broadband Internet
Parking Spaces	2
Parking	Attached, Electric Vehicle Charging Station(s), Finished Driveway
# of Garages	2
View	Yes
Golf Course	N

### Interior

Interior Features	Bath-Master, Guest Room, Den/Office, Family Room, Great Room, Double Vanity, Walk-In Closet(s), Breakfast Bar, Pantry, Kitchen Island, Quartz Counters
Appliances	Electric Water Heater, ENERGY STAR Qualified Water Heater, Tank Water Heater, Dishwasher, Disposal, Oven/Range Freestanding, Oven/Range Built-In, Gas Oven, Gas Range
Heating	Forced Air
Cooling	Central Air
Stories	Tri-Level

### Exterior

Lot Description	Sm Lot 5999 SF, Bus on City Route, Dog Run, Sidewalks, Views, Cul-De-Sac, Auto Sprinkler System
Roof	Composition
Foundation	Slab

### School Information

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

### **Additional Information**

Date Listed	August 14th, 2025
Days on Market	60
HOA Fees	\$140
HOA Fees Freq.	Monthly
New Construction	Yes
Property Taxes	\$988
Tax Year	2024
Office	Keller Williams Realty Boise
Contact Info	broker@kwboise.com

### **Listing Details**

Listing Office	Keller Williams Realty Boise
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Listing information last updated on October 14th, 2025 at 4:18pm MDT