

# \$1,399,900 - 445 Joy Avenue, Middleton

MLS® #98959459

**\$1,399,900**

4 Bedroom, 4.00 Bathroom, 2,826 sqft

Residential on 0.52 Acres

River Walk Crossing, Middleton, ID

Downey Construction presents this luxurious, modern showcase home located in Middleton's newest waterfront community River Walk Crossing! This architectural gem offers breathtaking water views with beach front access, seamlessly blending indoor/outdoor living located at the end of a cul-de-sac! Enjoy the impeccable quality and inspiring design crafted with the finest of materials. The open great room has a picturesque fireplace with a quartz slab covered hearth, vaulted ceiling, transom windows! Gourmet chef's kitchen features a 12' island, quartz countertops and backsplash, sleek high-end Thermador appliances, 48" oven/range complemented by a large butler's pantry. Master suite has a shiplap wall, a lavish spa-like bathroom with a walk-in shower, soaker tub and California style closet. Flex room with ensuite! Hot water recirculation pump. Outdoor space includes an oversized covered patio, a sandy beach with firepit area and east facing backyard. Huge 50' RV bay and a 3-car tandem garage.

Built in 2025

## Essential Information

MLS® #	98959459
Price Per SQFT	\$495
Bedrooms	4
Bathrooms	4.00



Square Footage	2,826
Acres	0.52
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Status	Active

### Community Information

Address	445 Joy Avenue
Area	Middleton - 1285
Subdivision	River Walk Crossing
City	Middleton
County	Canyon
State	ID
Zip Code	83644
Builder	Downey Construction Inc.

### Amenities

Utilities	Sewer Connected, Cable Connected, Broadband Internet
Parking Spaces	5
Parking	Attached, RV Access/Parking, Finished Driveway
# of Garages	5
Waterfront	Pond Community
RV/Boat Parking	Yes
Golf Course	N

### Interior

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

### Exterior

Lot Description	1/2 - .99 AC, Bus on City Route, Irrigation Available, R.V. Parking, Sidewalks, Cul-De-Sac, Auto Sprinkler System, Drip Sprinkler System, Full Sprinkler System, Pressurized Irrigation Sprinkler System
Roof	Composition
Foundation	Crawl Space

### School Information

District	Middleton School District #134
Elementary	Mill Creek
Middle	Middleton Jr
High	Middleton

### Additional Information

Date Listed	August 26th, 2025
Days on Market	22
HOA Fees	\$900
HOA Fees Freq.	Annually
New Construction	Yes
Tax Year	2025
Office	Amherst Madison
Contact Info	mike@amherst-madison.com

### Listing Details

Listing Office	Amherst Madison
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Listing information last updated on October 14th, 2025 at 6:48am MDT